THIS INSTRUMENT WAS PREPARED BY:
C. T. Brown
1839 Joy Circle
Nashville, Tennessee, 37207

BOOK 4819 PAGE 275

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr. William G. Byrd, et ux		
(NAME)	(NAME)	71-B
1839 Joy Circle	Same	51 pd
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee, 37207		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ($10.00)

Ten and No/100---------- *Dollars,*

Cash in hand paid by William G. Byrd and wife, Reba C. Byrd, and other good and valuable considerations, the receipt of which is hereby acknowledged,

MAY28	CONV	4,100.00			
MAY28	S'TAX		A*	10.66	
MAY28	PR'FEE		A*	.50	
MAY28	W'DEED		A*	4.00	* 15.16

I, Charline Tisdale (now Brown)

have this day bargained and sold, and do hereby transfer and convey unto the said

William G. Byrd and wife, Reba C. Byrd

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 45 on the plan of Joywood, as of record in Book 974, page 45, Register's Office for said County.

Said lot No. 45 fronts 50 feet on the westerly side of Joy Circle and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to William Tisdale and wife, Charline Tisdale by deed from Wesley Miller and wife, Jane Miller as of record in Book 3281, Page 209, Register's Office for Davidson County, Tennessee. The said William Tisdale having since died.

Subject to restrictions of record in book 1066, page 101, book 1086, page 208, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 4,100.00

Subscribed and sworn to before me, this the 27th day of May, 19 74

Affiant William G. Byrd

My commission expires: 5/10/75 (Affix Seal)

Notary Public

This is unimproved (X) improved ( ) property, known as 1839 Joy Circle, Nashville (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

William G. Byrd and wife, Reba C. Byrd

their *(successors),*

heirs and assigns forever. I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* William G. Byrd and wife, Reba C. Byrd, their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 28th *day of* May, 19 74, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Yours

Charline Tisdale Brown

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, H. C. Webb, a Notary Public in and for said County and State, Charline Tisdale (now Brown)

the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 27th day of May, 19 74.

Commission expires 5/10/75

H. C. Webb
Notary Public

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be ..... of the ....., the within named bargainor, a corporation, and that .....he as such ....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as .....

Witness my hand and seal, at office in ....., this .....day of ....., 19.....

.....Notary Public

Commission expires .....

WARRANTY DEED

FROM Charline Tisdale (now Brown)

TO William G. Byrd, et ux

C 5 6 0 9 8

IDENTIF. REFERENCE

MAY 28 1 57 PM '74

DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238