WARRANTY DEED

BOOK 4870 PAGE 25

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rodger B. Byrd, Et Ux (NAME)	S A M E (NAME)	133-11
3836 Valley Ridge Dr. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	126
Nashville, Tenn. 37211 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of natural love and affection

Dollars,

and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay an indebtedness as evidenced by an instrument of record in Book 4073, page 485, Register's Office for Davidson County, Tennessee.

I, Rodger B. Byrd

have this day bargained and sold, and do hereby transfer and convey unto the said Peggy Sue Byrd, her

~~(successors)~~ *heirs and assigns,*

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

An undivided one-half interest in land in Davidson County, Tennessee, being Lot No. 145 on the Plan of Valley View Meadows, Section II, as of record in Book 3600, page 60, Register's Office for said County, to which reference is here made for complete description.

Being the same property conveyed to Rodger B. Byrd by deed from Robert A. Jones and wife, Louella W. Jones of record in Book 4608, page 269, 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 natural love and affection

Subscribed and sworn to before me, this the 20th day of November 19 74

Affiant Rodger B. Byrd

My commission expires: 10-26-77 (Affix Seal)

Notary Public Lee Ann Demonbreun

BRENNEN NOTARY PUBLIC TENN.

This is unimproved ( ) improved (X) property, known as 3836 Valley Ridge Drive, Nashville, Tennessee
(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 Peggy Sue Byrd, her

~~(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,* except as noted above.

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Peggy Sue Byrd, her

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

Witness my *hand this* 20 *day of* November, 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.*

Rodger B. Byrd

THIS INSTRUMENT WAS PREPARED BY:
Ronald K. Nevin
Attorney-at-Law
2108 Parkway Towers
Nashville, Tennessee 37219

BOOK 4870 PAGE 26

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Lee Ann Demonbreun, *a Notary Public in and for said County and State,*
Rodger B. Byrd

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

Witness my hand and official seal at Nashville *Tennessee,*
this 20th *day of* November, *19*74

Lee Ann Demonbreun *Notary Public*

Commission expires 10-26-77

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..

I hereby swear or affirm that the actual consideration ~~or true value~~ for this transfer, which ever is greater, is $None, Affiant [illegible signature]
Subscribed and sworn to before me this 21st day of Nov. 1974
Deputy Register [illegible signature]

NOV21 MISC A* 4.00 * 4.00

C 7 9 0 9 0

IDENTIF. REFERENCE

Nov 21 1 57 PM '74

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

RODGER B. BYRD

TO

RODGER B. BYRD and wife
PEGGY SUE BYRD

Compliments of
Guaranty Title
Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE