L#430052-1
FORM NO. WD-1

BOOK 4922 PAGE 666

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $31,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF June, 1975

My Notary Public

MY COMMISSION EXPIRES: My Commission Expires Aug. 14, 1978

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Traber & Robinson Attorneys, 217 Shady Grove Rd. Nashville, TN. 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles O. Byrd (NAME)	Fidelity Federal Savings & Loan (NAME)	
3151 Ironwood Drive (STREET ADDRESS OR ROUTE NUMBER)	226 3rd Ave. North (STREET ADDRESS)	96-14
Nashville, Tennessee 37214 (CITY) (STATE) (P. O. ZIP)	Nashville, TN. 37201 (CITY) (STATE) (ZIP)	212 Pt

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, E.W. Wilkerson and wife, Nancy Wilkerson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles O. Byrd and wife, Peggy S. Byrd

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in the 3rd Civil District of Davidson County, Tennessee, being Lot No. 29 on the Plan of Hickory Bend, Section 3, as of record in Book 3600, page 42, Register's Office for said County, described as follows:

Beginning at a point in the northerly margin of Boulder Park Drive at a common corner with Lot No. 30; thence with the line of Lot No. 30; 199.5 feet to the center line of McCrory Creek; thence with the meanders of said McCrory Creek to a point in the westerly margin of Ironwood Drive; thence with said margin of Ironwood Drive 8 feet, more or less to a monument; thence continuing with said margin of said drive 86.35 feet to a monument at the beginning of a curve; thence around said curve 41.92 feet to a monument in the northerly margin of Boulder Park Drive; thence with said margin of said drive, 112.26 feet to the point of beginning.

Being the same property conveyed to E.W. Wilkerson and wife, Nancy Wilkerson by deed from Ernest E. Wright and wife, Helen O. Wright of record in Book 4898, page 958, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 3151 Ironwood Drive (House Number) (Street) Nashville, Tennessee (P. O. Address) (City or Town) 37214 (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand this 12th day of June, 1975

E.W. Wilkerson

Nancy Wilkerson

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named E.W. Wilkerson and wife, Nancy Wilkerson

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 12th day of June, 19 75

Commission expires My Commission Expires AUG 14, 1978

Robert W. Hilton
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

L#430052-1

$31,000.00

WARRANTY DEED

FROM
E.W. Wilkerson et ux
Nancy Wilkerson

TO
Charles O. Byrd et ux
Peggy S. Byrd

D 0 3 0 0 4
FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

IDENTIFICATION REFERENCE

JUN 16 4 10 PM '75

REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUN 16 75	CONV	31,000.00			
JUN 16 75	S'TAX		A*	80.60	
JUN 16 75	PR'FEE		A*	.50	
JUN 16 75	W'DEED		A*	4.00	* 85.10