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FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 30,850.00 Joe H. Hunter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF FEBRUARY, 19 77.

Notary Public

MY COMMISSION EXPIRES: 1/29/1978

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney, 311 Plus Park Blvd, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joe H. Hunter	Community Mortgage Corporation	5DU 52796
(NAME) 208 Old Tusculum Road	(NAME) 8100 S.W. 81st Drive, Suite 2220	162-6
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37211	(STREET ADDRESS) Miami, Florida 33143	31
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, Wendell L. Byrd et ux Ruby Faye Byrd

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joe H. Hunter et ux Susan S. Hunter

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:

BEING Lot No. 19 on the Plan of Tusculum Circle, Section 2, of record in Book 3842, Page 254, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Wendell L. Byrd by deed from Roger W. Dixon et ux Sandra S. Dixon of record in Book 4684, Page 156, Register's Office, Davidson County, Tennessee.

Restrictions of record in Book 4314, Page 56, said Register's Office.
Public utility easement; anchor easement and eight inch sewer line of record in Book 3842, Page 254, said Register's Office.

THIS conveyance is made subject to restrictions and easements of record in the Register's Office for said County.

The said Ruby Faye Byrd hereby joins in conveyance with said Wendell L. Byrd, to convey any & all of her marital rights she may have.

This is (XX) unimproved ( ) improved property, known as 208 Old Tusculum Road Nashville, Tennessee 37211
(House Number) (Street) (P. O. Address) (City or Town) (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 my hand this 4TH day of FEBRUARY, 19 77

Wendell L. Byrd Wendell L Byrd

Ruby Faye Byrd Ruby Faye Byrd

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 Wendell L. Byrd et ux Ruby Faye Byrd

the bargainor, 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 4TH day of FEBRUARY, 19 77

Commission expires 1/29/79

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

D 8 8 9 1 1

WARRANTY DEED

FROM Wendell L. Byrd

TO Joe H. Hunter

IDENTIF. REFERENCE

FEB 10 12 02 PM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

FEB 10 CONV 30.850.00
FEB 10 RS'TAX 8* 30.00
FEB 10 PR'FEE 8* .50
FEB 10 DEED 8* 4.00 * 84.58