THIS INSTRUMENT PREPARED BY: Frank M. Newman, Atty., Donelson, Tennessee 37214

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WARRANTY DEED — ATTORNEYS TITLE COMPANY

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David L. Key (NAME)	same (NAME)	MAP 96-14
832 Allen Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PAR 149
Donelson, Tenn. 37214 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	M.P

For and in Consideration of the sum of $10.00

TEN DOLLARS cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration including the assumption by the grantee of the obligation to pay the present balance due on a certain note secured by a deed of trust of record in Book 4886, page 644 in the Register's Office for Davidson County, Tennessee.

We, GENEVA M. BYRD and husband ALFRED S. BYRD have bargained and sold, and by these presents do transfer and convey unto the said David Lee Key, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 708 on the Plan of Cloverhill, Section 18 of record in Plan Book 2331, page 44, in the Register's Office for said County.

BEGINNING at a point on the northwesterly margin of Allen Road, Common front corner of Lots 708 and 707; thence in a northwesterly direction along the line between said two lots, 120 feet to the common corner of Lots 707, 708 and 709; thence in a northeasterly direction along the line between Lots 708 and 709, 141.8 feet to the southwesterly margin of Lynncrest Drive; thence with the margin of said Drive, in a southwesterly direction 157.25 feet to the beginning of a curve; thence in a southeasterly and southwesterly direction, around said curve, 30.65 feet to the northwesterly margin of Allen Road; thence in a southwesterly direction, along the margin of said Road, 144.11 feet to the point of beginning.

Being the same property conveyed to Geneva M. Byrd by deed from David H. Birchett and Barbara F. Boyd Birchett of record in Book 4988, page 580, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved ( ) property, known as 832 Allen Road, Donelson, Tennessee 37214 (House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said David Lee Key, his heirs and assigns, forever.

And we do covenant with the said David Lee Key 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, except as mentioned.

And we, GENEVA M. BYRD and husband ALFRED S. BYRD, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said DAVID LEE KEY, his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 12th day of May, 19 77

Geneva M. Byrd
GENEVA M. BYRD

Alfred S. Byrd
ALFRED S. BYRD

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Geneva M. Byrd and Alfred S. Byrd

the bargainors, 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 _____, Tennessee, this 12th day of May, 1977

Commission expires June 4, 1979

Lina M Lattie
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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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

WARRANTY DEED

FROM
GENEVA M. BYRD et vir

TO
DAVID LEE KEY

E 0 4 1 4 3

IDENTIFICATION REFERENCE

MAY 17 12 43 PM '77

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAY 17 77	CONV	27,484.18		
MAY 17 77	S TAX		B* 71.50	
MAY 17 77	REC FEE		B* .50	
MAY 17 77	DEED		B* 4.00	* 76.00

STATE OF TENNESSEE)
COUNTY OF Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER IS $ 27,484.18

Subscribed and sworn to before me this 12th day of May, 1977

Lina M Lattie
NOTARY PUBLIC

MY COMMISSION EXPIRES
June 4, 1979

PUBLIC
DAVIDSON COUNTY, TENN.