WARRANTY DEED

BOOK 5310 PAGE 787

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 41500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF July, 1978

Notary Public

MY COMMISSION EXPIRES: 11-14-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William G. Traber, Attorney, 107 Donelson Pike, Nashville, Tennessee 37214

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timmothy J. Kircher (NAME)	Fidelity Federal Savings & Loan (NAME)	96-14
3151 Ironwood Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Par 212 Jd
Nashville, Tennessee 37214 (CITY) (STATE) (P. O. ZIP)	Nashville, TN. 37219 (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, Charles O. Byrd and wife, Peggy S. Byrd

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Timothy J. Kircher and wife, Anita J. Kircher

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 Charles O. Byrd and wife, Peggy S. Byrd by deed from E.W. Wilkerson and wife, Nancy Wilkerson as of record in Book 4922, page 666, said Register's Office.

The Grantees herein assume and promise to pay an obligation evidenced by an instrument of record in Book 4922, page 668, said Register's Office.

The escrow account as it relates to this property is hereby transferred to the Grantees, as is the hazard insurance.

This is unimproved ( ) improved (X) property, known as 3151 Ironwood Drive, Nashville, Tennessee 37214
(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 our hand S this 11th day of July, 1978

x Charles O Byrd

x Peggy S Byrd

STATE OF Tennessee
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles O. Byrd and wife, Peggy S. 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 11th day of July, 19 78

Notary Public.

Commission Expires 11-12-80

STATE OF
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 purpose 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

E 76502

IDENTIF. REFERENCE

JUL 13 2 00 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUL 13 00	CONV	41,500.00		
JUL 13 00	S'TAX		B* 107.90	
JUL 13 00	PR'FEE		B* .50	
JUL 13 00	W'DEED		B* 4.00	* 112.40

T.G. TRACEY
P.O. Box 2257
NASHVILLE, TENN. 37217

WARRANTY DEED

FROM Charles O. Byrd et ux

TO Timothy J. Kircher et ux

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seizin

Compliments of
Title Associates, Inc.
REPRESENTING
USLIFE TITLE INSURANCE
Company of New York