WARRANTY DEED

BOOK 5322 PAGE 342

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dave Byrns	Same	6DA-6145
(NAME:)	(NAME:)	
1505 Linden Avenue		119-5-352
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	6DA-13837
Nashville, TN 37212		119-5-356
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of ---TEN AND 00/100 (10.00)-------- *DOLLARS*

cash and other good and valuable consideration, the receipt of all of which is hereby acknowledged; we, Alvesta Ensley, Thelma Davis Brown, Sophia E. Miller, and Manuel Shute, surviving heirs-at-law of Sophie E. Crutcher,

AUG-8?? CONV 20,000.00
AUG-8?? S'TAX B* 52.00
AUG-8?? PR'FEE B* .50
AUG-8?? W'DEED B* 6.00 * 58.50

have bargained and sold, and by these presents do transfer and convey unto the said Dave Byrns, unmarried, his *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Tract 1:
Being in the 6th, formerly the 9th, Civil District of said County, as follows:

Being Lot No. 1 in Block No. 2 in Cumberland Nurseries Subdivision; said Lot No. 1 fronts 52-1/2 feet on west side of Foster Avenue and extends back between parallel lines, 150 feet to an alley in the rear.

Being the same property conveyed to John William Crutcher and wife, Sophia Crutcher, by deed of record in Book 1382, Page 622, Register's Office for said County; the said John William Crutcher and Sophia Crutcher having since died.

Tract 2:
Being Lot No. 11 of Block 2 on the Plan of the Subdivision of Block 1 and 2 in Cumberland Nurseries, as of record in Book 161, Page 35, in the Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 20,000.00

Subscribed and sworn to before me, this the 2nd day of July, 1978

Affiant

Notary Public

My commission expires: 10-18-81

(Affix Seal)

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Said Lot No. 11 fronts 50 feet on the northerly side of Whitsett Road and extends back between parallel lines, 187.5 feet to an alley.

Being the same property conveyed to John W. Crutcher and wife, Sophia H. Crutcher, by deed of record in Book 2646, Page 441, Register's Office for said County; the said John William Crutcher and Sophia H. Crutcher having since died.

This is unimproved ( ) improved (X) property, known as 312 Whitsett Avenue and 2621 Foster Avenue, Nashville, TN
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Dave Byrns, his *heirs and assigns, forever.*

And we *do covenant with the said* Grantee *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.*

Taxes for 1978 to be pro rated and assumed by Grantee.

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* Grantee, his *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our hands *this* 27th *day of* July, *19* 78, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

THIS NSTRUMENT PREPARED BY:
Hofstetter & Hofstetter, Attys.
Home Federal Tower, 8th Floor
230 Fourth Avenue, North
Nashville, TN 37219

Alvesta Ensley

Thelma Davis Brown

Sophia E. Miller

X Manuel Shute
Manuel Shute

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Eunice Miller, a Notary Public in and for said County and State, the within named Alvesta Ensley, Thelma Davis Brown, Sophia E. Miller, and Manuel Shute

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 27th day of July, 1978.

Eunice Miller, Notary Public.

Commission Expires 10-18-81

STATE OF
COUNTY OF

Personally appeared before me, , a Notary Public in and for said County and State, the within named

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

Witness my hand and official seal at , this day of 19 .

, Notary Public.

Commission Expires

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 .

AUG 8 2 09 PM '78
FELIX Z. WILSON II, CLERK
DAVIDSON COUNTY, TENN.
IDENTIF. REFERENCE

E81600