2031 · 03/30 79.90- CHECK

BOOK 5411 PAGE 744 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 29,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF March, 19 79

Notary Public

MY COMMISSION EXPIRES: May 13, 1979

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David E. Mead, Attorney 101 Cumberland Ave., Suite 101 Madison, Tenn. 37115
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marianne Byrd (NAME)	Magli Realty Company (NAME)	Map 59
2916 Knight Road (STREET ADDRESS OR ROUTE NUMBER)	Public Square (STREET ADDRESS)	Par 81
Nashville, Tennessee 37207 (CITY) (STATE) (P. O. ZIP)	Franklin, TN. 37064 (CITY) (STATE) (ZIP)	13DA 25685

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, GEORGE H. SPRINKLES AND WIFE, TERESIA SPRINKLES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARIANNE 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 12th, formerly the 21st, Civil District of Davidson County, Tennessee, being part of Lot No. 4, as shown on the survey of the preliminary plan of the Subdivision of Hinson 18.31 acre tract of land, described partly according to a survey made by George W. Watkins, Surveyor, March 4, 1952, as follows:

Beginning at a point in the center of Knight, formerly Ewing Road, at the southeast corner of Lot No. 6 conveyed to Arla Ruth Cox by deed from John Y. Hinson, Jr. and wife, of record in Book 1874, page 113, Register's Office for said County, said point being 443.8 feet southerly from the intersection of the center line of said Knight Road and the center of Ewing Creek; thence with the southern boundary line of said Lot No. 6, North 86 degrees West, 200 feet to the southwest corner of said Lot No. 6; thence South 4 degrees West, 75 feet to a point; thence South 86 degrees East, 200 feet to a point in the center of said road; thence with the same, North 4 degrees East, 75 feet to the point of beginning.

Being the same property conveyed to the within named Grantors by deed from Beatrice Raymer Bozeman of record in Book 4885, page 908, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 2916 Knight Road, Nashville, Tennessee 37207
(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 28th day of March, 19 79

George H. Sprinkles
GEORGE H. SPRINKLES

Teresia Sprinkles
TERESIA SPRINKLES

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 George H. Sprinkles and wife, Teresia Sprinkles 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 Nashville, Tennessee, this 28th day of March, 19 79

Commission expires May 13, 1979

W. K. Georgas, 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

WARRANTY DEED

FROM George H. Sprinkles, et ux

TO Marianne Byrd

F-20964

IDENTIF. REFERENCE

MAR 30 9 12 AM '79

FELIX A. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

Mail
American Title Company, Inc.
Suite 209 Cumberland Bldg.
101 Cumberland Avenue
Madison, Tennessee 37115

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5411 PAGE 746

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			29000.00- CO	
			75.40 CO TX	
			.50 PRFEE	
			4.00 WDEED	
			CHECK	79.90-
2031	A03/30/79		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F-20964

IDENTIF. REFERENCE

MAR 30 9 12 AM '79

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 673509