THIS INSTRUMENT WAS PREPARED BY:
Richard V. Perkerson
703 Davidson Road
Nashville, Tennessee 37205

BOOK 5456 PAGE 210

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr. J. D. Byrum		105 · 3
(NAME) 8098 Jackmon Road	(NAME) Same	264
(STREET ADDRESS OR ROUTE NUMBER) Joelton, Tn 37080	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ($10.00)
Ten and No/100---------- *Dollars,*
Cash in hand paid by J. D. Byrum, and other good and valuable considerations, the receipt of which is hereby acknowledged;

We, Richard V. Perkerson and wife, Barbara D. Perkerson

have this day bargained and sold, and do hereby transfer and convey unto the said

J. D. Byrum

his *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Being part of Lot No. 27 on the Map of John Nelson's Addition to Nashville, as of record in Book 2, page 182, Register's Office for said County, described as follows:
Beginning at a point on the west margin of Second Avenue South, 27 feet 6 inches north of the southeast corner of said Lot 27; thence northerly along the westerly margin of said Avenue, 34 feet 3 inches to a point, the southeast corner of a part of said lot conveyed to E. E. Ellas and wife, by deed from S. I. Cason and wife, of record in Book 754, page 589, said Register's Office; thence westerly along said Ellas' South line 127 feet 6 inches to a point in the east margin of an alley; thence with said alley, south 34 feet 3 inches to a point 27 feet 6 inches north of the southwest corner of said Lot 27; thence eastwardly 127 feet 6 inches to the point of beginning.
Being part of the same property conveyed to R. Verner Perkerson, Jr. by deed from John T. Baugh, Jr., and wife, Virginia Baugh, of record in Book 5231, page 316, said Register's Office.
The said "R. Verner Perkerson, Jr." and "Richard V. Perkerson" mentioned herein being one and the same person.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 1,500.00

Subscribed and sworn to before me, this the 22nd day of June 1979

Affiant J. D. Byrum

My commission expires: 11/8/1980 (Affix Seal)

Notary Public

This is improved (X) unimproved ( ) property, known as 1245 (House Number) 2nd Avenue South (Street), Nashville P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

J. D. Byrum

his *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.* except 1979 taxes which have been assumed by the Purchaser.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* J. D. Byrum, his

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 22nd *day of* June, 1979, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Richard V. Perkerson

Barbara D. Perkerson

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, PETER M. KENNEDY, *a Notary Public in and for said County and State,* Richard V. Perkerson and wife, Barbara D. Perkerson *the within named bargainor*S, *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 *this* 22nd *day of* June, *19*79

Peter M. Kennedy
Notary Public

Commission expires My Commission Expires OCT. 17, 1982

PETER M. KENNEDY Notary Public Tennessee DAVIDSON COUNTY

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.....

2355

F 36860

IDENTIF. REFERENCE

JUN 27 8 20 AM '79

FELIX Z. [illegible] II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

Richard V. Perkerson, et ux

TO

J. D. Byrum

H. C. WEBB & SON
Insurance & Real Estate
914 NORTH FIRST ST. PHONE 262-0713
NASHVILLE, TENN. 37207

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

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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

1500.00- CO
3.90 CO TX
.50 PRFEE
4.00 WDEED
CHECK 8.40-
2355A06/27/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 36860

IDENTIF. T REFERENCE

JUN 27 8 20 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 693201