BOOK 5462 PAGE 794 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 29,500.00 Ricky D. Adams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF JULY, 19 79

John U. DeLoach
Notary Public

MY COMMISSION EXPIRES: 3-8-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS, ADAMS & SPICER, ATTYS.
401 Union Street, Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ricky D. Adams (NAME)	Mercantile Mortgage Company (NAME)	103-4-333
4112 Media Street (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 14569 (STREET ADDRESS)	25.03575
Nashville, TN 37209 (CITY) (STATE) (P. O. ZIP)	St. Louis, MO 63178 (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, Anna Ruth Byrd, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ricky D. Adams et ux Patricia Mills Adams

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 Davidson County, Tennessee, being Lot No. 40 on the plan of Charlotte Avenue Church of Christ Addition to West Nashville, of record in Book 547, page 199, Register's Office for said County.

SAID Lot No. 40 fronts 50.0 feet on the northerly margin of Media Street and extends back 160.4 feet on the easterly line and 151.7 feet on the westerly line to the southerly margin of Wyoming Avenue.

BEING the same property conveyed to Anna Ruth Byrd by deed from Howard D. Totty and wife, Sharon K. Totty of record in Book 4961, page 832, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements of record.

This is { unimproved ( ) / improved (XX) } property, known as 4112 Media Street (House Number) (Street) Nashville, TN 37209 (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 my hand this 6TH day of JULY, 19 79

Anna Ruth Byrd
Anna Ruth Byrd

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 Anna Ruth Byrd

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 6th day of July 19 79

Commission expires 3-8-80

John D. DeJarnette
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
Anna Ruth Eyrd

TO
Ricky L. Adams

F 39174

IDENTIF. REFERENCE

JUL 10 3 35 PM '79

FELIX Z. HUDSON II REGISTER
DAVIDSON COUNTY, TENN.

Return to: pr row 1, box 8
WILKINS, ADAMS & SPICER
ATTORNEYS AT LAW
1100 FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

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

RECEIVED OF _____

FOR _____

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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

29500.00- CO
76.70 CO TX
.50 PRFE
6.00 WDE'D
CHECK 83.20-
5302A07/10/79 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F-39174

IDENTIF. REFERENCE

JUL 10 3 35 PM '79

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

No. 696068