ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
James Andrew Byrd, and wife (NAME)	Security Federal Savings & Loan Assoc. (NAME)	52-16-114
1408 E. Cedar Ln. (STREET ADDRESS OR ROUTE NUMBER)	4235 Hillsboro Road (STREET ADDRESS)	11D-91556
Madison, Tn. 37115 (CITY) (STATE) (ZIP CODE)	Nashville, Tennessee 37215 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED BOOK 5632 PAGE 998

For and in consideration of the sum of ($10.00) TEN AND NO/100 DOLLARS

Cash in hand paid by JAMES ANDREW BYRD AND WIFE, BRENDA FAYE BYRD, and other good and valuable considerations, the receipt of which is hereby acknowledged,

JACK DRIVER AND SON, INC., a Tennessee Corporation,

have bargained and sold, and by these presents do transfer and convey unto the said

JAMES ANDREW BYRD AND WIFE, BRENDA FAYE BYRD

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 1408 of Neely's Bend Villas, as of record in Book 5200, page 262, Register's Office for said County, to which reference is hereby made for a more complete and accurate description of said unit.

Being part of the same property conveyed to Jack Driver and Son, Inc., a Tennessee Corporation, by deed from Wallace R. Driver and wife, Lucille C. Driver, and William H. Howell, Trustee, of record in Book 5555, page 90, said Register's Office.

Together with the undivided interest in common elements declared in the Master Deed and By-Laws appurtenant to said unit.

This conveyance is made subject to the provisions and requirements of the Tennessee Horizontal Property Act as set out in Section 64-2701, et seq. of the Tennessee Code Annotated; to the By-Laws for administration thereof; to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon, and including without limitation all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime with respect to Neely's Bend Villas, of record in Book 5625, page 1, said Register's Office.

This is (unimproved ( ) improved (X)) property, known as 1408 E. Cedar Ln. (House Number) (Street)

Madison, Tn. 37115 (P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 4th day of August, 1980.

JACK DRIVER AND SON, INC.

BY: Kenneth Driver - Pres.

BOOK 5632 PAGE 999

STATE OF TENNESSEE
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____.

My commission expires ____________ Notary Public ____________

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kenneth Driver ~~xxxx~~ Treas. with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Treas. ~~xxx~~ ~~xxxxxxxxx~~ of ~~xx~~ Jack Driver and Son, Inc., the within named bargainor, a corporation, and that he as such Treas. ~~xxx~~, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said Kenneth Driver as such Treas.
~~xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx~~

Witness my hand and seal, at office in Donelson, Tennessee
this 4th day of August, 1980.

Paul D. Reagan
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENN.

Commission expires May 31, 1982

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 43,950.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

X James Andrew Byrd

Sworn to and subscribed before me
this 4th day of August, 1980.
My commission expires May 31, 1982 Notary Public Paul D. Reagan

PUBLIC AT LARGE

This instrument was prepared by:

R.Garry Chaffin, Attorney, 4235 Hillsboro Road, Suite 206, Nashville, Tennessee 37215

Name Address

WARRANTY DEED

FROM

Jack Driver and Son, Inc.,
a Tennessee Corporation

TO

JAMES ANDREW BYRD, et ux
BRENDA FAYE BYRD

G00742

IDENTIF. REFERENCE

AUG 6 8 54 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TENN.

Pioneer National Title Insurance Company
Public Square Building
311 4th Avenue North
NASHVILLE, TENNESSEE 37219

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF Book 5632 Page 999-A

FOR

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

43950.00- CO
114.14 CO TX
.50 PRFEE
6.00 WDEED
CHECK 120.64-
3560A08/05/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G00742

IDENTIF. REFERENCE T

AUG 5 8 54 AM '80

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

No. 771736