THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
mail
100 New Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED

BOOK 5849 PAGE 391

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL:
Dorothye A. Byrd 1301 Neely's Bend Rd. Apartment Unit D-29 Madison, TN 37115	Third Nat'l Morg. Co. Nashville, TN	Map 52-16 A Parcel D-29

FOR AND IN CONSIDERATION of the sum of Forty-one Thousand Nine Hundred and 00/100 Dollars ($41,900.00), the receipt of which is hereby acknowledged, including the assumption by the GRANTEE of the unpaid indebtedness secured by a Deed of Trust of record in Book 5485, page 774, Register's Office for Davidson County, Tennessee, PAMELA GALE WOOD, hereinafter called "GRANTOR," has this day bargained and sold, and does hereby transfer and convey unto DOROTHYE A. BYRD, hereinafter called "GRANTEE," her heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Apartment Unit No. D-29, of Neely's Bend Condominiums, created under Title 64, Sections 2701 et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5483, page 86, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Neely's Bend Condominiums of record in Book 5200, page 200, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Pamela Gale Wood, unmarried, by deed from Central Tennessee Investment Company, Inc., of record in Book 5485, page 770, Register's Office for Davidson County, Tennessee.

This is improved property, known as Apartment Unit No. D-29, Neely's Bend Condominiums, 1301 Neely's Bend Road, Madison, Tennessee 37115.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE, her heirs and assigns, forever. GRANTOR covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for the following:

1. Taxes for the year 1982, a lien, but not yet due and payable.

2. All terms and provisions of the Master Deed of record in Book 5483, page 86, Register's Office for Davidson County, Tennessee.

3. All terms and provisions of the Charter of Neely's Bend Condominiums Association, Inc., of record in the Office of the Secretary of State of the State

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of Tennessee, under Document No. 00090-01074, in Book 5476, page 765, Register's Office for Davidson County, Tennessee, and the By-Laws and Rules and Regulations of said corporation.

4. Easements and restrictions as shown on the Plat of Neely's Bend Condominiums of record in Book 5200, page 200, Register's Office, Davidson County, Tennessee.

5. Such liens and other matters, if any, against which GRANTEE's title insurer commits to insure GRANTEE from loss, as provided in the title insurance policy provided GRANTEE by GRANTOR.

GRANTOR further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to said real estate to said GRANTEE, her heirs and assigns, against the lawful claims of all persons.

GRANTEE, by acceptance of this deed, hereby joins in and accepts and agrees to be bound by the foregoing instruments creating Neely's Bend Condominiums and Neely's Bend Condominiums Association, Inc. Said GRANTEE further agrees hereby to pay all assessments, whether special or general, which are levied by Neely's Bend Condominiums Association, Inc. in connection with Neely's Bend Condominiums.

GRANTEE, as part of the consideration for this conveyance, further agrees to pay all real property taxes assessed against the real property herein conveyed to GRANTEE on or before January 1 of each year following the year for which such taxes are assessed. GRANTEE agrees that, if such taxes are not paid by said date, then GRANTOR may elect to pay such real property taxes, and, in such event, GRANTOR shall have the right to collect the amount of such taxes paid from GRANTEE, plus interest from the date of such payment at the highest rate permitted to be charged under the laws of the State of Tennessee in effect from time to time, together with all costs of collection, including reasonable attorney's fees. This convenant of GRANTEE shall be binding upon the heirs, successors and assigns of GRANTEE and shall be deemed to be a covenant running with the real property herein conveyed until January 1, 1999, at which time the covenant of GRANTEE contained in this paragraph shall automatically expire.

IN WITNESS WHEREOF, the parties have executed this instrument on this the 2nd day of February, 1982.

Pamela Gale Wood
PAMELA GALE WOOD, Grantor

Dorothye A. Byrd
DOROTHYE A. BYRD, Grantee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named PAMELA GALE WOOD and DOROTHYE A. BYRD, 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, this the 2nd day of February, 1982.

Rebecca L Sanders
NOTARY PUBLIC

My Commission Expires: 8/21/82

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $41,900.00.

Dorothye A Byrd
AFFIANT

Subscribed and sworn to before me, this the 2nd day of February, 1982.

Rebecca L Sanders
NOTARY PUBLIC

My Commission Expires: 8/21/82

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IDENTIFICATION

FEB 5 10 31 AM '82

FEE $ 0.50 REGISTER
DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5849 PAGE 394

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
			41900.00-	CO
			108.94	CO TX
			.50	PRFEE
			9.00	WDEED
				CHECK 118.44-
			1441A02/05/82	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 7 8 8 2 1

IDENTIF. REFERENCE

FEB 5 10 31 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 866025