G 80970

RUSH

IDENTIF. REFERENCE

FEB 25 9 49 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

BOOK 5855 PAGE 312

Warranty Deed

From

H. JAMES SHEETZ, ET AL, TRUSTEES, ETC.

To

HENRY ALLEN BYRD and wife LINDA GILBERT BYRD

Date 2-5-82

ADDRESS NEW OWNER:
HENRY ALLEN BYRD, ETUX
693 Lake Terrace Drive
Nashville, TN

SEND TAX BILLS TO:
Third National Mortgage
P. O. Box 2628
Nashville, TN 37219

MAP/PARCEL NOS.
Map 150-2
Parcel 88
2 D 62827

This Instrument Prepared by Terrell R. Johnson ~~Attorney~~
Commonwealth Land Title Ins. Co.
8 Penn Center, 17th & JFK Boulevard
Philadelphia, PA 19103

WARRANTY DEED

BOOK 5855 PAGE 313

THIS INDENTURE, made this.....day of....., A. D., 19....., between H. JAMES SHEETZ, MORTON D. BOHN, JR., WILLIAM G. WALSH, JR., DANIEL J. HERRON and FRANCIS X. HOWARD, Trustees under Declaration of Trust dated June 1, 1978

Philadelphia County, Pennsylvania ~~Tennessee~~, First Parties, and

HENRY ALLEN BYRD and wife LINDA GILBERT BYRD

Tennessee, Second Parties,

WITNESSETH: that said First Parties, for and in consideration of the sum of

SEVENTY-SIX THOUSAND EIGHT HUNDRED Dollars ($76,800.00)

and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged,

have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

in Davidson County, Tennesse, being Lot No. 126 on the Plan of Castlegate Subdivision, Section 2A, Revised, of record in Book 5200, page 10, Register's Office for Davidson County, Tennessee.

Said Lot No. 126 fronts 89.39 feet on the westerly margin of Lake Terrace Drive, and extends back 143.70 feet on the northerly line, and 130.00 feet on the southerly line, to a line on the rear measuring 103.81 feet.

BEING the same premises which Joe M.Breeland and Susan P.Breeland,his wife, by Deed dated June 25,1981 and recorded in the Register's Office for Davidson County, Tennesse, in Book #5790 page 475 &c., granted and conveyed unto H. James Sheetz, Morton D.Bohn, Jr., William G.Walsh, Jr., Daniel J.Herron and Francis X. Howard, Trustees under Declaration of Trust dated June 1,1978.

AND by Authority set forth under Declaration of Trust dated June 1, 1978 any two Trustees thereunder may act for all the Trustees.

This conveyance is subject to restrictive covenants of record in Book 4649, page 295, and to the limitations shown on the Plan of record in Book 5200, page 10, all of record in the Register's Office for Davidison County, Tennessee.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

Deed of Trust of record in Book 5437, page 222, which Grantees promise to pay and agree to hold Grantors harmless from same; 1982 taxes assumed by Grantees; restrictive covenants of record in Book 4649, page 295; and setback lines, easements, etc., as shown on Plan of record in Book 5200, page 100, Register's Office for said County,

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

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Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

Henry Allen Byrd (L. S.)

Linda Gilbert Byrd (L. S.)

William Walsh Jr. (L. S.)

And

Francis X. Howard (L. S.)

Trustees under Declaration of Trust dated June 1, 1978

STATE OF ~~TENNESSEE~~ PENNSYLVANIA } ss.
Philadelphia County

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State William G. Walsh, Jr. and Francis X. Howard Trustees under Declaration of Trust dated June 1, 1978 the within named 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 office, this 5th day of February, 1982

Terrell R. Johnson
Notary Public

My Commission expires TERRELL R. JOHNSON
Notary Public, Phila., Phila. Co.
My Commission Expires Feb. 18, 1985

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } ss.

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State HENRY ALLEN BYRD AND WIFE, LINDA GILBERT BYRD

the within named 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 office, in Davidson County, this 23rd day of February 1982.

Thomas M. Black
Notary Public

My Commission expires 10/15/83

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $ 76,800.00. Affiant Carolyn K. Waddey

Subscribed and sworn to before me this 23rd day of February, 1982

Thomas M. Black
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

KEITH PRESS, INC., PRINTERS, KNOXVILLE

C.E. 10-15-83

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

RECEIVED OF _____

FOR _____

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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

76600.00- CO
199.68 CO TX
.50 PRFEE
9.00 WDEED
CHECK 209.18-
4162A02/25/82 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G80970

IDENTIF. REFERENCE

FEB 25 9 49 AM '82

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 868626