This instrument was prepared by:
Nathaniel Davidson
1227 Avon dale Circle
Nashville, Tennessee 37207

2898 04/21 22.00 CHECK

BOOK 5875 PAGE 175

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Mr. James D. Byrum, et ux	Same	12D 75130
(NAME) P. O. Box 8703	(NAME)	71-2
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn. 37207	(STREET ADDRESS)	54
(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 James D. Byrum and wife, Sarah Frances Byrum, and other good and valuable considerations, the receipt of which is hereby acknowledged; and the assumption of and the agreement to pay one note as of record in Book 4552, Page 155, Register's Office for Davidson County, Tennessee in the present principal balance of $5,284.01 payable as specified therein.

We, Nathaniel Davidson and wife, Margrette Ellen Davidson

have this day bargained and sold, and do hereby transfer and convey unto the said
James D. Byrum and wife, Sarah Frances Byrum

their *(successors), heirs and assigns,*
certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, in the 12th Civil District, described partly according to a survey made by Z. J. Wilkinson, Surveyor, dated May 12, 1949, as follows:

Beginning in the southerly margin of Avondale Circle, formerly Stratford Avenue, at the northwest corner of the property conveyed to David Perry Webb and wife, by deed from T. W. Street and wife, of record in Book 2443, page 26, Register's Office; thence with the southerly margin of said Avondale Circle, South 77 deg. west 55 feet to a stake in a wall; thence with said wall, south 20 deg. east 87 feet and continuing in the same direction 13 feet, in all 100 feet; thence north 77 deg. east 50 feet, more or less, to Webb's Southwest corner; thence with said Webb's Western boundary line, northerly 100 feet to the point of beginning.

Being the same property conveyed to Nathaniel Davidson and wife, Margrette Ellen Davidson by deed from Leonard B. Jenkins and wife, Hester M. Jenkins, of record in Book 4552, page 155, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 6,284.01

Subscribed and sworn to before me, this the 17th day of April 19 82

Affiant James Byrum

My commission expires: 4/22/84 (Affix Seal)

Notary Public F. Maigee Dotherow

This is { unimproved / improved (X) } property, known as 1227 Avondale Circle, (House Number) (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
James D. Byrum and wife, Sarah Frances Byrum
their *(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 as herein stated and 1982 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* James D. Byrum and wife, Sarah Frances Byrum, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 17th *day of* April, 19 82, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Nathaniel Davidson

Margrette Ellen Davidson

OFFICIAL RECEIPT

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, Margie DeMoss, *a Notary Public in and for said County and State,* Nathaniel Davidson and wife, Margrette Ellen Davidson, *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, Tennessee, *this* 17th *day of* April, *19* 82

Margie DeMoss
Notary Public

Commission expires 4/22/84

NOTARY PUBLIC

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 .....

WARRANTY DEED

FROM

Nathaniel Davidson, et ux

TO

James D. Byrum, et ux

G. 8. 7 8 6 5

IDENTIF. REFERENCE

Apr 21 8 29 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

Compliments of

WEBB REALTY COMPANY
914 NORTH FIRST
NASHVILLE, TENNESSEE
BOX 8044
PHONE 262-0713

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
			6284.01- CO 16.38 CO TX .50 PRFEE 6.00 WDEED CHECK 22.88- 2855A04/21/82 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.S. 7865

IDENTIF. REFERENCE

APR 21 8 29 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 876950