prepared by:
Bass, Berry & Sims
2700 1st American Ctr.
Nashville, TN 37238

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
|---|---|---|
| Benjamin F. Byrd, III, et al | Allstate Enterprises Mortgage Corp. | |
| (NAME) | (NAME) | |
| 110 South Bellevue Drive | 627 S. Manchester Avenue | 116-14 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, TN 37205 | Anaheim, California 92803 | 16 |
| (CITY) (STATE) (ZIP CODE) | (CITY) (STATE) (ZIP CODE) | |

BOOK 5970 PAGE 925

## WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS and other good and valuable consideration, receipt of which is hereby acknowledged, including the assumption by Benjamin F. Byrd, Jr. of the unpaid balance of the note in the original amount of $42,500 secured by a deed of trust to Alan Saturn, Trustee, of record in Book 5058, page 742, Register's Office for Davidson County, Tennessee, Bob Ford Thompson and wife, Mary Battle Higgins Thompson

have bargained and sold, and by these presents do transfer and convey unto ~~xxxxx~~ Benjamin F. Byrd III and Benjamin F. Byrd, Jr.

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

Land in Davidson County, Tennessee, being the easterly one-half of Lot No. 7 on the Map of Bransford Realty Company's Subdivision of part of a 40-acre tract and Lot No. 27 and part of Lot No. 28, Deer Park Belle Meade, as of record in Book 421, page 67, Register's Office for said County.

Said part of said Lot No. 7 fronts 75 feet on the northerly side of Bellevue Drive south and runs back 248 feet, more or less, on the westerly line and 250 feet on the easterly line, to a dead line measuring 65 feet thereon.

Being the same property conveyed to Bob Ford Thompson and wife, Mary Battle Higgins Thompson by deed from Miriam Mays Peterson, of record in Book 5014, page 489, said Register's Office.

Said property is unencumbered, except for 1982 taxes, which have been prorated and assumed by the Grantees; matters of record on the recorded plan and a Deed of Trust of record in Book 5058, page 742, said Register's Office.

unimproved ( )
This is improved ( X ) property, known as 110 South Bellevue Drive (House Number) (Street)
Nashville, Tennessee 37205
(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 30th day of November, 1982.

Bob Ford Thompson

Benjamin F. Byrd, III

Mary Battle Higgins Thompson

Benjamin F. Byrd, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 5970 PAGE 926

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bob Ford Thompson and wife, Mary Battle Higgins Thompson, 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 at Nashville, Tennessee, this 30 day of November, 1982.

Anne M Dato
NOTARY PUBLIC

My Commission Expires:
7-27-86

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 Benjamin F. Byrd, III, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30 day of November, 1982.

Anne M Dato
NOTARY PUBLIC

My Commission Expires:
7-27-86

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 Benjamin F. Byrd, Jr., the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30 day of November, 1982.

Anne M Dato
NOTARY PUBLIC

My Commission Expires:
7-27-86

RUSH

FELIX Z. WISSMILLER
DAVIDSON COUNTY

NOV 30 2 30 PM '82

IDENTIF. REFERENCE

H 1 9 4 4

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $115,000.00, This is equal to or greater than the property would bring at a fair and voluntary sale.

Benjamin F. Byrd, Jr.
AFFIANT

Sworn to and subscribed before me this 30 day of November, 1982.

Anne M Dato
NOTARY PUBLIC

My Commission Expires:
7-27-86

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

RECEIVED OF _____

FOR _____

BOOK 5970 PAGE 927

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 115000.00- CO | |
| | | | 299.00 CO TX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK 305.50- | |
| | | | 2648A11/30/82 BAL .00 | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 1 9 4 4 6

IDENTIF. REFERENCE T

Nov 30 2 36 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 913023