THIS INSTRUMENT PREPARED BY: Vicky V. Klein, Attorney at Law
907 Two Mile Parkway, Building E
Goodlettsville, TN 37072

BOOK 6094 PAGE 851

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JAMES R. ARNETT, ET UX	The Lomas & Nettleton Company	Map 75-13
(NAME)	(NAME)	
202 Bonnabrook Drive	P. O. Box 62926	Parcel19
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Hermitage, TN 37076	Virginia Beach, VA 23462	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------TEN AND NO/100---------- ($10.00)---------- *Dollars,* cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged,

JAMES R. BYRD AND WIFE, LINDA FAYE BYRD, hereinafter referred to as Grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said JAMES R. ARNETT AND WIFE, CHANTAL A. ARNETT, hereinafter referred to as Grantees, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

BEING Lot 453 on the Plan of Hermitage Hills, Section V of record in Book 3300, page 1, Register's Office for Davidson County, Tennessee.

SAID Lot No. 453 fronts 70 feet on the northerly margin of Bonnabrook Drive and runs back 152.22 feet on the common line between Lots 452 and 453; thence on the easterly margin of said lot 172.5 feet to a dead line measuring 88.45 feet thereon.

Being the same property conveyed to James R. Byrd and wife, Linda Faye Byrd, by deed of record in Book 5117, page 646, Register's Office for Davidson County, Tennessee.

CAROLYN F. WADLEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 65,000.00

Subscribed and sworn to before me, this the 8, day of July 19 83

My commission expires: 4/21/85 (Affix Seal)

Affiant James R Arnett

Notary Public Carolyn F. Wadley

unimproved ( )
This is improved (X) property, known as 202 Bonnabrook Drive, Hermitage, TN 37076
(House Number) (Street) 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 Grantees, 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.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantees, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 8 *day of* July, *19* 83 *the corporate party, if any, having caused its name to be signed hereto by the duly authorized officers on said day and date.*

James R. Byrd

Linda Faye Byrd

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ...the undersigned..... , a Notary Public in and for said County and State, ...JAMES R. BYRD AND WIFE, LINDA FAYE BYRD.....
.....
.....
the within named bargainor ....S , with whom I am personally acquainted, and who acknowledged that ..they..... executed the within instrument for the purpose therein contained.

Witness my hand and official seal at .....Goodlettsville..... Tennessee, this .....8..... day of .....July..... , 19 ..83.....

.....Carolyn F. Waddey..... Notary Public

Commission expires .....4/21/85.....

CAROLYN F. WADDEY NOTARY PUBLIC STATE AT LARGE STATE OF TENNESSEE

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 .....

H 6 0 3 7 8

IDENTIF. REFERENCE

JUL 14 12 36 PM '83

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN

1830 07/14/83 [illegible]

WARRANTY DEED

FROM

JAMES R. BYRD, ET UX

TO

JAMES R. ARNETT, ET UX

[illegible] 852

OFFICIAL RECEIPT

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

RECEIVED OF _____

BOOK 6034 PAGE 853

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
			65000.00- CO	
			169.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 175.50-	
1830A07/14/83			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 6 0.3 7-8

IDENTIF. REFERENCE

Jul 14 12 36 PM '83

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 963564