FROM:

BENJAMIN F. BYRD, III, ET AL.

TO:

ABERDEEN PROPERTIES, INC.

For draftsman's use

PREPARED BY:
James L. Beckner
CHAMBERS WYCKOFF & BECKNER
First American Center, 12th Floor
Nashville, Tennessee 37238

BOOK 6319 PAGE 672

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aberdeen Properties, Inc. (NAME)	New Owner (NAME)	Map 118-9
226 Third Avenue, North--4th Floor (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 20
Nashville, TN 37201 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	16DA-07189

(FOR REGISTER'S USE)

I 3 0 3 6 7

IDENTIF. T REFERENCE

JUN 20 12 19 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$303,000.00 ---- Damon W. Byrd
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF June 1984.

Notary Public

MY COMMISSION EXPIRES: 10/25/85

(AFFIX SEAL)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Three Hundred Three Thousand Dollars ($303,000.00), cash in hand paid by the Grantee hereinafter named, the receipt and sufficiency of which is hereby acknowledged, BENJAMIN F. BYRD, III, BARNEY DUNCAN BYRD, DAMON WINSTON BYRD, ANDREW WAYNE BYRD, EVELYN BRISTER BYRD AND JOHN W. THOMAS BYRD, (the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto ABERDEEN PROPERTIES, INC., its successors and assigns (the "GRANTEES"), a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being the northwestern corner of Lot No. 16 in O. F. Noel's Subdivision of land, being known as Noelton, not of record, and being more particularly described according to a plat, survey and measurements made in August 1922 by W. B. Southgate as follows:

BEGINNING at the northwest corner of John Lellyett's lot, fronting on Fourth Street, running thence westerly with the southern margin of Fourth Street 458 feet to the southeast corner of the intersection of Fourth Street and Granny White Road; thence southerly with the east margin of Granny White Road 185-1/2 feet to a stake; thence easterly 457 feet to the southwest corner of said Lellyett's lot; thence northerly with the line of Lellyett's lot 187-1/2 feet to the beginning point.

BEING the same property conveyed to Benjamin F. Byrd, III, Barney Duncan Byrd, Damon Winston Byrd, Andrew Wayne Byrd, Evelyn Brister Byrd, and John W. Thomas Byrd by deed from Dr. Benjamin F. Byrd, Jr. and First American National Bank, the remaining acting Co-Trustees of the trust created under the Will of Dr. Benjamin F. Byrd, Sr., of record in Book 5281, page 237, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, its successors and assigns, forever.

AND GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered except as follows:

1. Real property taxes for the year 1984, which have been prorated and assumed by Grantee.

2. Easement for sanitary sewers and/or storm drainage granted to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 3957, page 61, Register's Office for Davidson County, Tennessee.

AND GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, GRANTORS have executed this instrument on this 20 day of June, 1984.

Benjamin F Byrd III DWB

BENJAMIN F. BYRD, by Damon Winston Byrd, Attorney-in-Fact, pursuant to Power of Attorney of record in Book 6318, page 26, R.O.D.C.

John W. Thomas Byrd DWB

JOHN W. THOMAS BYRD, by Damon Winston Byrd, Attorney-in-Fact, pursuant to Power of Attorney of record in Book 6318, page 24, R.O.D.C.

Barney Duncan Byrd DWB

BARNEY DUNCAN BYRD, by Damon Winston Byrd, Attorney-in-Fact, pusuant to Power of Attorney of record in Book 6318, page 25, R.O.D.C.

Damon Winston Byrd

DAMON WINSTON BYRD

Andrew Wayne Byrd

ANDREW WAYNE BYRD

Evelyn Brister Byrd DWB

EVELYN BRISTER BYRD, by Damon Winston Byrd, Attorney-in-Fact, pursuant to Power of Attorney of record in Book 6318, page 27, R.O.D.C.

STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public within and for the State and County aforesaid, DAMON WINSTON BYRD and ANDREW WAYNE BYRD, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office at Nashville, Tennessee, this 20th day of June, 1984.

Susan B. Anderson
NOTARY PUBLIC

My Commission Expires:
10/20/85

STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared DAMON WINSTON BYRD, to me known to be the person who executed the foregoing instrument on behalf of BENJAMIN F. BYRD, III, BARNEY DUNCAN BYRD, EVELYN BRISTER BYRD AND JOHN W. THOMAS BYRD, and acknowledged that he executed the same as the free act and deed of the said BENJAMIN F. BYRD, III, BARNEY DUNCAN BYRD, EVELYN BRISTER BYRD AND JOHN W. THOMAS BYRD, pursuant to Powers of Attorney of record in Book 6318, page 24-27 Register's Office for Davidson County, Tennessee.

WITNESS my hand and official seal at office at Nashville, Tennessee, this 20th day of June, 1984.

Susan B. Anderson
NOTARY PUBLIC

My Commission Expires:
10/20/85

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6319 PAGE 675

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

300000.00- CONT.
787.80 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 797.30-
6510A06/20/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 30363

IDENTIF. REFERENCE

JUN 20 12 19 PM 84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0045765