THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY, Attorneys**
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	SEND TAX BILLS TO: Box 8	MAP-PARCEL NUMBERS:
Sylvia J. Byrn & Wm. W. Byrn, Jr. 1606 Forest Avenue Nashville, TN 37206	First Tennessee Bank National Association P.O. Box 474 Memphis, TN 38101	83-10-177 23W 7525

WARRANTY DEED

BOOK 6442 PAGE 41

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, OLLIE EDWARD BEAN and wife, AVALEA P. BEAN hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto SYLVIA J. BYRN and husband, WILLIAM W. BYRN, JR. hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows: To-Wit:

LAND in Davidson County, Tennessee, being Lot No. 7 on the map of W. R. Cornelius, Jr. Subdivision, of record in Book 57, page 124, Register's Office for said County.

SAID Lot No. 7 fronts 50 feet on the southerly margin of Forest Avenue and extends back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Ollie Edward Bean and wife, Avalea P. Bean by deed from Neill S. Brown and wife, Julia V. Brown, of record in Book 2202, page 19, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

This is (XX) improved property, known as 1606 Forest Avenue, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 5th day of December, 1984.

Ollie Edward Bean
Ollie Edward Bean

Avalea P. Bean
Avalea P. Bean

CHECK

STATE OF TENNESSEE
COUNTY OF Davidson

On this 5th day of December, 19 84, before me personally appeared Ollie Edward Bean and Avalea P. Bean, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

My Commission Expires: 10-24-88

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ___self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ___self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

BOOK 6442 PAGE 42

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 50,000.00.

William W. Byrn, Jr.
Affiant

Subscribed and sworn to before me, this the 5th day of December, 1984.

My Commission Expires: 10-24-88

Notary Public

16 8 29 1

IDENTIF. REFERENCE

Dec 6 2 35 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

from:
OLLIE EDWARD BEAN AND WIFE,
AVALEA P. BEAN

to:
SYLVIA J. BYRN AND HUSBAND,
WILLIAM W. BYRN, JR.

RETURN TO: JCB

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

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

RECEIVED OF _____

FOR _____

BOOK 6442 PAGE 43

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

60000.00- CAMT.
130.00 CSTAX
.50 PRFEE
6.00 WDEED'
CHECK 136.50-
3098A12/06/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 6 8 2 9 1

IDENTIF. REFERENCE

Dec 6 2 35 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 90982