File Box 43

BOOK 6506 PAGE 903

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 114,650.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF March, 19 85,

Notary Public

MY COMMISSION EXPIRES 11-14-85
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
LAWYER'S ESCROW SERVICE, INC. ONE UNION STREET, CORNER OF FIRST AND UNION, NASHVILLE, TN. 37201

NAME	ADDRESS	
ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP - PARCEL NUMBERS
Jimmy C. Byrd et ux	Dominion Bancshares Mortgage Corp.	150-4
(NAME)	(NAME)	
304 Windsor Green Court	9900 Main Street	52
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, TN. 37013	Fairfax, Virginia 22031	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Charles S. Wells, Jr. and wife, John Elizabeth C. Wells

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jimmy C. Byrd and wife, Linda L. Byrd

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 551 on the Plan of Kensington of Priest Lake, Section 1-B, of record in Book 6250, page 150, Register's Office for said County.

Said Lot No. 551 fronts 45.22 feet on the westerly margin of Windsor Green Court and extends back 86.85 feet on the easterly line and 143.73 feet on the southerly line to a broken line in the rear measuring 220.87 feet thereon.

BEING the same property conveyed to Charles S. Wells, Jr. by deed from Philhall Corporation, of record in Book 6506, Page 896, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

AS PART OF THE ABOVE CONSIDERATION, IT IS AGREED AND UNDERSTOOD that the above named Grantee assumes and agrees to pay the remaining balance on a promissory note secured by a Deed of Trust of record in Book 6506, page 899, Register's Office for Davidson County, payable according to the terms and conditions therein.

John Elizabeth C. Wells, wife of the said Charles S. Wells, Jr. joins in this conveyance for the purpose of conveying any right and title that she may now, or at any time in the future, have in subject property, especially her marital rights.

CHECK
This is unimproved ( )
This is improved XX property, known as 304 Windsor Green Court, Antioch, Tennessee 37013
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, esate, 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 ti, 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

03/08/85 4:46

Witness my hand this 4th day of March, 19 85

Charles S. Wells, Jr.

John Elizabeth C. Wells

by: Charles S. Wells, Jr.
Charles S. Wells, Jr., Attorney in Fact

7115

STATE OF TENNESSEE
Davidson County

BOOK 6506 PAGE 904

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles S. Wells, 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 4th day of March, 1985.

Commission expires 11-1-87

Notary Public

STATE OF TENNESSEE

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____

and _____ (his oath) _____ (himself) _____ with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ and _____ (they), being authorized so to do. executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19_____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM Charles S. Wells, Jr.

TO Jimmy C. Byrd
Linda L. Byrd

I 8 7 9 0 8

IDENTIF. REFERENCE

MAR 8 2 02 PM '85

REGISTER
DAVIDSON COUNTY, TN

Return to:
LAWYER'S ESCROW SERVICE
ONE UNION STREET
CORNER OF FIRST AND UNION
NASHVILLE, TENNESSEE 37201

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of the State and County aforesaid, personally appeared Charles S. Wells, Jr., with whom I am personally acquainted, or proved to me upon the basis of satisfactory evidence, and who upon oath, and pursuant to Power of Attorney of record in Book 6486, Page 972, Register's Office for said County, executed the foregoing instrument in behalf of John Elizabeth C. Wells and acknowledged that he executed the same as the free act and deed of the said John Elizabeth C. Wells.

This 4th day of March, 1985.

Notary Public

My Comm. Expires: 11-1-87

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

RECEIVED OF _____

FOR _____

BOOK 6506 PAGE 905

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

114660.00- CAMT.
297.96 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 304.46-
711503/08/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 8 7 9 0 8

IDENTIF. T. REFERENCE

MAR 8 2 02 PM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 114346