FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF March 1985.

Notary Public

MY COMMISSION EXPIRES: 1/18/88

(AFFIX SEAL)

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THIS INSTRUMENT WAS PREPARED BY
JAMES A. BROWN, JR., ATTORNEY, Realtor's Bldg., Suite 304, Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phillip Wayne Byrd et ux (NAME)	Dominion Bancshares Nortgage Corp. (NAME)	8DA-55786
5573-75 Knob Rd. (STREET ADDRESS OR ROUTE NUMBER)	9900 Main Street (STREET ADDRESS)	103-6
Nashville, TB (CITY) (STATE) (P. O. ZIP)	Fairfax, VA 22031 (CITY) (STATE) (ZIP)	Parcel 218

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, Robert Waite Clark

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Phillip Wayne Byrd and wife, Debra Lynn 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. 35, Tract "A" on the plan of Brookside Court, of record in Book 1424, Page 145, Register's Office for said County.

Said Lat No. 35, Tract "A" fronts 75 feet on the southerly margin of Knob Road and extends back 286 feet on the easterly line and 295 feet on the westerly line to a broken line in the rear measuring 75.1 feet thereon.

Together with easements for driveway purposes of record in Book 5302, Page 822, and Book 5238, Page 555, both in said Register's Office.

Being the same property conveyed to Robert Waite Clark by deed from Town & Country Realty Co., now T & C Properties, Inc. of record in Book 5809, Page 159, said Register's Office.

It is understood and agreed that a part of the consideration for this transfer isthe assumption of the note secured by that certain deed of trust of record in Book 6468, Page 53, said Register's Office in the approximate principal amount of $58,784.95, payable to Dominion Bancshares Mortgage Corporation, which the Grantees hereby assume and agree to pay.

Nell M. Clark, wife of Robert Waite Clark, joins in this conveyance for the purpose ofconveying any right, title, and interest which she may have acquired in the subject property.

CHECK

This is ~~unimproved~~ ( ) improved (xx) property, known as 5573-75 Knob Road, Nashville, TN
(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, 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. 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.

Witness our hand s this 22nd day of March, 1985

Robert Waite Clark

Nell M. Clark

Robert Waite Clark

Nell M. Clark

03 5.50

1864

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert Waite Clark and Nell M. Clark

the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of March, 19 85.

Notary Public

Commission Expires 1/18/87

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM
Robert Waite Clark et ux

TO
Phillip Wayne Byrd et ux

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

I 9 1 2 8 5

IDENTIF. REFERENCE

Mar 25 9 22 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

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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
			695000.CO-	CAMT.
	VB		695000.CO	CAMT.
			65000.CO-	CAMT.
			169.00	CSTAX
			.60	PRFEE
			6.00	WDECO
			CHECK	175.60-
1364A03/26/85			BAL.	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 9 1 2 8 5

IDENTIF. REFERENCE

MAR 25 9 28 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 118468