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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 48,700.00

Michael Gibson Sirls
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF April, 19 86

Robert L. Trentham
Notary Public

MY COMMISSION EXPIRES: 4/22/86
(AFFIX SEAL)

MAIL TO: THIS INSTRUMENT WAS PREPARED BY
ROBERT L. TRENTHAM, Attorney, 213 Fifth Avenue, North, Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stan Byrd & Mike Sirls (NAME)	Same (NAME)	91-15
P.O. Box 120554 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	183
Nashville, TN 37212 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	25W-00750

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~~ I, JOHN ARCHIE ASHBURN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO STAN BYRD and MIKE SIRLS

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:

BEING a tract or parcel of land lying in Davidson County, Tennessee and being part of Block No. 16, on the Map of Realty Savings Bank & Trust Company's revised plan of the West Extension of Charlotte Park Co.'s First Addition, as of record in Plat Book 421, page 18, R.O.D.C., TN. Said tract being more particularly described as follows:

BEGINNING at an iron pin (set) in the South right of way of Nevada Avenue, said pin being the northeasterly corner of the herein described property and lying 60' West of the westerly right of way of Fifty-first Avenue North. Thence leaving said right of way of Nevada Avenue S1°26'00"W, 150.00' to an iron pin (set), said point being the southeasterly corner of the herein described property and lying on the north right of way of an alley; thence running along said alley N88°34'00"W, 60.00' to an iron pin (set), said point being the southwesterly corner of the herein described property; thence leaving said alley N1°26'00"E, 150.00' to an iron pin (set), said point being the northwesterly corner of the herein described property and lying on the South right of way of Nevada Avenue, thence continuing along said right of way S88°34'00"E, 60.00' to the point of beginning and containing 9000 sq. ft.

BEING the same property conveyed to John Archie Ashburn and wife, Mai Belle DeMoss Ashburn, by deed from Jesse A. Simmons, Jr., and wife, Helen Louise Simmons, of record in Book 1715, page 85, and being the same property conveyed to John A. Ashburn and wife May Belle Ashburn, by deed from C.E. Bagwell and wife, Henrietta Bagwell, of record in Book 1809, page 549, said Register's Office. John Archie Ashburn and John A. Ashburn being one and the same person and Mai Belle DeMoss Ashburn and May Belle Ashburn being one and the same person. The said Mai Belle DeMoss Ashburn (a/k/a May Belle Ashburn) having since died and the said property having vested in John Archie Ashburn as the surviving tenant by the entirety.

This conveyance is subject to a sanitary sewer easement in Book 1646, page 183, R.O.D.C., TN. and 1986 taxes which have been assumed by the Grantee.
The property herein conveyed is not the usual place of residence of the Grantor.

unimproved ( )
This is improved (X) property, known as 5103 Nevada Avenue, Nashville, TN 37209
(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 my hand this 10th day of April, 1986

John Ashburn
JOHN ARCHIE ASHBURN

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Nellie K. Johnson, a Notary Public in and for said County and State, the within named JOHN ARCHIE ASHBURN

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

Witness my hand and official seal at Nashville, Tennessee, this 10th day of April, 1986.

Commission Expires 4/20/86

Nellie K. Johnson
Notary Public

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 _____

37[illegible] 3/11 13:12 CHECK

9 1 0 9 4

IDENTIFICATION REFERENCE

APR 11 3 20 PM '86

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

JOHN A. ASHBURN

TO

STAN BYRD and MIKE SIRLS

Attorneys Title Company, Inc.
Titles Guaranteed

SUITE 175 — 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

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
			48700.00- CAPIT.	
			126.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 130.12-	
2576A04/11/86			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9 1 0 9 4

IDENTIFICATION REFERENCE

APR 11 3 29 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 236681