4-30-86

This instrument prepared by:
J. M. Grissim
Attorney at Law
323 Union Street
Nashville, TN 37201

File 21

# WARRANTY DEED

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP/PARCEL NO.: |
|---|---|---|
| Mr. and Mrs. Charles R. Tygard<br>Rt. #5 Old Harding Road<br>Nashville, Tenn. 37221 | Same | 118-8-175 |

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00); and and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, JACK K. BYRD, has bargained and sold and by these presents does transfer and convey unto the said CHARLES R. TYGARD and wife, JUDY B. TYGARD, the Grantees herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, more fully described as:

Being Lot No. 216 on the Map of the Revised and Corrected Plan of Thompson and King's Subdivision of Edenwald Park, as of record in Book 332, Page 29, Register's Office for said County.

Said Lot No. 216 fronts 50 feet on the easterly side of Eugenia Avenue and runs back between parallel lines 150 feet to an alley.

Being part of the property conveyed to Jack K. Byrd by deed from Otis L. Mangrum and wife, Louise Mangrum of record in Book 4371, Page 652, Register's Office for Davidson County, Tennessee.

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 I do covenant with the said Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as of record. And I do further covenant and bind myself, my heirs and assigns to warrant and forever defend the title to said land to the said Grantees, their heirs and assigns against the lawful claims of all persons, whomsoever.

Ruth Byrd, joins in this conveyance to convey all of her right, title and interest which she might have as wife of the Grantor, in the above described property.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

JACK K. BYRD

RUTH BYRD

97399

IDENTIFI REFERENCE

MAY 2 3 40 PM '86

FELIX Z. WILSON — REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared JACK K. BYRD and wife, RUTH BYRD with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainors, and who upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal this 2nd day of May 1986.

Laura L. Chastain
NOTARY PUBLIC

My Commission Expires: 3-8-89

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 16,750.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Charles R Tygard Jr.
AFFIANT

Sworn to and subscribed before me this 2nd day of May, 1986.

Laura L. Chastain
NOTARY PUBLIC

My Commission Expires: 3-8-89

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 6847 PAGE 48

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

16750.00- CAMA
43.42 CSTAX
.50 PRFEE
6.00 WDSCD
CHECK 49.92-
0035A03/02/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

97399

IDENTIF. REFERENCE

MAY 2 3 40 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 243962