This deed prepared by:
Dennis Wright, Attorney
632 Old Hickory Boulevard
Madison, Tennessee 37116

BOOK 6932 PAGE 581

WARRANTY DEED

Address new owner as:
David Byrd
401 Northwind Court
Goodlettsville, TN. 37072

Send tax bills to:
Same

Map-Parcel
33-10
Par 143

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Stephen Randall Wauford and wife, Phyllis Wauford, have this day bargained and sold, and do hereby transfer and convey to David Byrd and wife Mary Lou Byrd, their heirs and assigns, certain real estate in the Second Civil District of Davidson County, Tennessee, described as follows:

> BEING Lot No. 12 on the Plan of Ridgemont Estates, Section One, which Plan appears of record in Book 5050, page 73, Register's Office for said County, to which plan reference is hereby made for a more complete legal description of said lot.
>
> BEING the same property conveyed to Stephen Randall Wauford by deed from Ridgemont Corporation, a Tennessee corporation, of record in Book 5408, page 314, said Register's Office.

This is improved property known as 401 Northwind Court, Goodlettsville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said David Byrd and wife Mary Lou Byrd, their heirs and assigns, forever.

And we, Stephen Randall Wauford and wife, Phyllis Wauford, do covenant with the said David Byrd and wife Mary Lou Byrd, that we are lawfully seized and possessed of said land in fee simple; that we have a good right to convey it, and that the same is unencumbered.

And we, Stephen Randall Wauford and wife, Phyllis Wauford, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said David Byrd and wife Mary Lou Byrd, thei.. heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 25TH day of July, 1986.

Stephen Randall Wauford

Phyllis Wauford

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stephen Randall Wauford and wife, Phyllis Wauford, the within named 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, at office, this 25TH day of July, 1986.

NOTARY PUBLIC

My commission expires:
July 18, 1987

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $ 80,000.00

AFFIANT

Subscribed and sworn to before me, this 25th day of July, 1986.

NOTARY PUBLIC

My commission expires:
1-19-88

25978

IDENTIFICATION REFERENCE

Jul 29 1 54 PM '86

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

Thomas D. Ayers Attorney

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

RECEIVED OF _____

FOR BOOK 6932 PAGE 583

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

BOOK .10- CAPIT.
224.00 CSTAX
.50 PRFEE
6.00 MISC
CHECK 230.60
360BA07/29/86 BAL

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

25978

IDENTIFICATION REFERENCE

JUL 29 1 55 PM '86

FELIX Z. WILSON, JR. REGISTER
DAVIDSON COUNTY, TN

No. 276852