BOOK 7079 PAGE 133

WARRANTY DEED

FROM: R. DANA BROWN

TO: MARIANNE MENEFEE BYRD

[ADDRESS NEW OWNER:	[STREET ADDRESS OF SUBJECT PROPERTY:	MAP-PARCEL NOS.]
[Marianne Menefee Byrd [4419 Harding Place [Nashville, TN 37215	[4419 Harding Place] [NAME OF MORTGAGEE:] [None]	Map 130-6 Parcel 52

[THIS INSTRUMENT PREPARED BY: BARRETT B. SUTTON, JR., 3305 WEST END AVENUE, NASHVILLE, TN 37203]

[STATE OF TENNESSEE:
[COUNTY OF DAVIDSON:
[
[The actual consideration or value, whichever is greater, for this transfer is $600,000.00
[AFFIANT
[SUBSCRIBED and sworn to before me, this 23 day of December, 1986.
[NOTARY PUBLIC
[MY COMMISSION EXPIRES: 5-13-89

FOR AND IN CONSIDERATION OF Ten and No/100 ($10.00) Dollars cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, R. Dana Brown, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto Marianne Menefee Byrd ("Grantee"), her heirs, personal representatives, and assigns, certain real estate in Davidson County, Tennessee, as follows:

LAND in Davidson County, Tennessee, being Lot No. 10 in the Plat of a Subdivision of Block "C", Belle Meade Plan No. 2, which plat is recorded in Book 421, Page 58, Register's Office for said County.

SAID Lot No. 10 is a part of the Belle Meade Deer Park and fronts 200 feet on the southerly side of Harding Place and extends back southerly between parallel lines 282 feet 9 inches on the easterly line and 273 feet 8 inches on the westerly line to the rear line of Lot No. 9 on said plat and measures 200 feet on said line.

BEING the same property conveyed to Jane Tyne Brown and husband, R. Dana Brown, by deed of record in Book 5716, Page 546, Register's Office for Davidson County, Tennessee, the said Jane Tyne Brown having since died.

75964

IDENTIFICATION REFERENCE

Dec 23 12 35 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is improved property known as 4419 Harding Place, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said Grantee, Grantee's heirs, personal representatives, and assigns forever. Grantor covenants that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as follows:

1. Sanitary Sewer Easement of record in Book 5787, Page 356, Register's Office for Davidson County, Tennessee; and

2. Agreement of record in Book 5716, Page 542, said Register's Office.

Grantor further covenants and binds himself, Grantor's heirs and assigns, to warrant and forever defend the title to said real estate to said Grantee, Grantee's heirs, personal representatives, and assigns against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of December, 1986.

GRANTOR:

R. Dana Brown

R. DANA BROWN, unmarried

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, Barrett B. Sutton, Jr., a Notary Public of the State and County aforesaid, R. Dana Brown, 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, at office, this 23 day of December, 1986.

Barrett B. Sutton, Jr.

NOTARY PUBLIC.

MY COMMISSION EXPIRES: 5-13-89

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

RECEIVED OF _____

FOR _____

BOOK 7079 PAGE 195

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
			CO [illegible]	
			[illegible] STAX	
			.50 [illegible]	
			0.00 MTG [illegible]	
			CHK # 1631.50-	
			05482 12/23/86 SAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

75964

IDENTIFICATION REFERENCE

Dec 23 12 35 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 26254