BOOK 7242 PAGE 372

27864

THIS INSTRUMENT PREPARED BY:
WILLIAMS & SMITH, ATTORNEYS
Post Office Box 2868
Nashville, Tennessee 37219

IDENTIFICATION REFERENCE

MAY 20 11 07 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO MORTGAGEE:	MAP & PARCEL #
Damon Winston Byrd 432 Westview Avenue Nashville, TN 37205	Commerce Union Bank Mortgage Administration Department Post Office Box 2546 Nashville, TN 37219	Map # 116-15 Parcel # 27

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, RICHARD K. JACQUES and wife, ANNA R. JACQUES, do hereby transfer and convey unto DAMON WINSTON BYRD, UNMARRIED, a certain tract or parcel of real property in Davidson County, Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being the south 100 feet of Lot No. 82-A, Royal Oaks Land Company's Subdivision, as shown on an unregisterd plan of said Subdivision by W. B. Southgate, Surveyor.

ACCORDING to said unregistered plan, said part of said lot fronts 100 feet on the easterly side of Westview Avenue and runs back between parallel lines 210 feet to a dead line.

BEING the same property conveyed to Richard K. Jacques and wife, Anna R. Jacques, by deed from Thomas Keith Fehring and wife, Anne York Fehring, of record in Book 6594, Page 177, Register's Office for Davidson County, Tennessee.

This is improved real property known as 432 Westview Avenue, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said DAMON WINSTON BYRD, his heirs, successors and assigns forever.

The undersigned covenant with the said DAMON WINSTON BYRD, that they are lawfully seized and possessed of said real property in fee simple; have a good right to convey it and the same is unencumbered, except for:

1. Real property taxes for 1987 which are prorated to date of closing and assumed by the Grantee.

The undersigned do further covenant and bind themselves, and their heirs, successors and assigns to warrant and forever defend

the title to said land to the said DAMON WINSTON BYRD, his heirs, successors and assigns, against the lawful claims of all other persons or entities whomsoever.

IN WITNESS WHEREOF, the undersigned have executed this instrument this 18th day of May, 1987.

RICHARD K. JACQUES

ANNA R. JACQUES

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Diana L. Rush, a Notary Public in and for said State and County, RICHARD K. JACQUES and wife, ANNA R. JACQUES, the within named the within bargainors, 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 18th day of May, 1987.

Diana L. Rush
NOTARY PUBLIC

My Commission Expires: 10/24/88

AFFIDAVIT OF VALUE

The actual consideration or value for this transfer, whichever is greater, is $154,000.00.

Damon Winston Byrd
AFFIANT

Sworn to and subscribed before me this 18th day of May, 1987.

Diana L. Rush
NOTARY PUBLIC

My Commission Expires: 10/24/88

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

RECEIVED OF _____

FOR _____

BOOK 7242 PAGE 374

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
			154000.00- CAMT.	
			431.20 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	437.70-
9472A05/20/87			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2.7.8 6.4

IDENTIFICATION REFERENCE

MAY 20 11 07 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 83973