THIS INSTRUMENT PREPARED BY:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238
00255061

B0435

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| JAMES D. KELLER | INDEPENDENT APPRAISAL SERVICE | MAP 131-4 |
| (NAME) 1121 BELVEDERE DR. | (NAME) 4411 WEST MARKET STREET | PARCEL 104 |
| (STREET ADDRESS OR ROUTE NUMBER) NASHVILLE, TN 37204 | (STREET ADDRESS) GREENSBORO, NC 27407 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

*FOR AND IN CONSIDERATION of the sum of* TEN AND NO/100----------
----------$10.00----------
*Dollars,*

Cash in hand paid by James D. Keller and wife, Ila H. Keller and other good and valuable considerations accepted as cash the receipt of all of which is hereby acknowledged,

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Judson C. Byler and wife, Rebecca A. Byler

JAMES D. KELLER AND WIFE ILA H.

*have this day bargained and sold, and do hereby transfer and convey unto the said* KELLER

*the Grantors herein, their (successors), heirs and assigns,*
*certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 2 and a triangular strip out of the easterly part of Lot No. 1 of Block 17 on the Map of College Park Subdivision, of record in Book 843, page 29, Register's Office for said County and described according to a copy of a survey thereof made by Jno. D. Kerr, Surveyor, February 5, 1946, as follows:

Beginning at a point in the South margin of Belvidere Drive which is 12 feet, 10 inches West of the common corner of Lots No. 1 and 2, being the northeast corner of the property of Mrs. Rachel Smith; thence, along Smith's easterly line, South 1-1/4 deg., East, 133 feet, 6 inches to an iron pin at the corner of Lots Nos. 1 and 2; thence, with the South line of Lot No. 2, North 83 deg. East, 61 feet to an iron pin at the corner of Lots 2 and 3; thence; with the line between said lots, North 3-1/2 deg. East, 146 feet tomargin of Belvidere Drive; thence, with the margin of the same, South 76-1/4 deg. West, 76 feet, 3 inches, more or less to the point of beginning.

Being the same property conveyed to Judson C. Byler and wife, Rebecca A. Byler, by deed from Barry Harris and wife, Ellen E.

SEE EXHIBIT 'A'

STATE OF TENNESSEE
COUNTY OF DAVIDSON

*The actual consideration or value whichever is greater for this transfer is $* 126,000.00

*Subscribed and sworn to before me this the* 9th *day of* July, *19* 87

*Affiant*

*My commission expires:* 2-7-18-88

*(Affix Seal)* *Notary Public*

*This is improved ( ) property, known as* ( ) unimproved 1121 BELVEDERE DR, NASHVILLE, TN 37204
*(House Number) (Street) P.O. Address (City or Town)*

*TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

*We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.*

*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.*

*Witness our hands this* 9th *day of* July, *19* 87, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Judson C. Byler

Rebecca A. Byler

Rebecca A. Byler

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* Judson C. Byler and wife, Rebecca A. Byler

*the within named bargainor* s, *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 and official seal at* NASHVILLE, *Tennessee, this* 9th *day of* July, *19* 87.

*Notary Public*

*Commission expires* 7-18-88

STATE OF TENNESSEE
COUNTY OF DAVIDSON

*Before me,* _____, *a Notary Public of 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* _____ *self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____.

*Witness my hand and seal, at office in* _____, *this* _____ *day of* _____; *19*____.

_____ *Notary Public*

*Commission expires* _____

EXHIBIT "A"

Harris, of record in Book 6656, page 920, Register's Office of Davidson County, Tennessee.

44708

IDENTIFICATION REFERENCE

JUL 10 1 25 PM '87

FELIX Z. WILSON CLERK & REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

TO

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

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

RECEIVED OF _____

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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 |
|---|---|---|---|---|
| | | | 1260[illegible].30- CAMT. | |
| | | | 352.80 CSTAX | |
| | | | .50 PRFEE | |
| | | | 6.00 MDE.D | |
| | | | CHECK 359.30- | |
| | | | 8682A07/10/87 BAL .00 | |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

4.4.7.0.8.

IDENTIFICATION REFERENCE

JUL 10 1 26 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 102859