Box 8/tl

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS:
Christina L. Byers 824 Harpeth Bend Drive Nashville, TN 37221	Biltmore Mortage Company 8601 Six Forks Road Raleigh, N. C. 27615	MAP 156-2 PAR 167 9D-28805

WARRANTY DEED

BOOK 7303 PAGE 961

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Dennis P. Warden and wife, Kendall C. Warden hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Christina L. Byers, unmarried hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

LAND in Davidson County, Tennessee, being Lot No. 719 on the plan of Harpeth Woods, Section 2, of record in Book 5200, page 280, Register's Office for said County.

SAID Lot No. 719 fronts 85.0 feet on the northwesterly margin of Harpeth Bend Drive and extends back 186.1 feet on the northeasterly line and 179.1 feet on the southwesterly line to a broken line in the rear, measuring 90.3 feet thereon.

Being the same property conveyed to Dennis P. Warden and wife, Kendall C. Warden by deed from Fox Ridge Homes, Inc. of record in Book 5962, page 548, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 5884, page 840, said Register's Office, and to the matters set forth in the above referenced plan of record.

This instrument is executed on behalf of Kendall C. Warden by Dennis P. Warden as her Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith.

This is (un)improved property, known as 824 Harpeth Bend Drive, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 21st day of July, 19 87.

Kendall C. Warden by: Dennis P. Warden, Attorney in Fact

Dennis P. Warden

STATE OF TENNESSEE
COUNTY OF Davidson

On this 21st day of July, 19 87, before me personally appeared Dennis P. Warden, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

My Commission Expires: Nov 1, 1987

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7303 PAGE 962

Before me, the undersigned, 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 the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

FILED
DAVIDSON COUNTY, TN
REGISTER
JUL 23 9 49 AM 1987

IDENTIFICATION REFERENCE
48.298

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 78,950.00.

Christina L. Byers
Affiant

Subscribed and sworn to before me, this the 21st day of July, 1987.

My Commission Expires: Nov 1, 1987

Christy Wilkins Ivey
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dennis P. Warden 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 on behalf of Kendall C. Warden as her Attorney in Fact as the free act and deed of the within named Kendall C. Warden.

Witness my hand and official seal at Nashville, Tennessee, the 21st day of July, 1987.

Christy Wilkins Ivey
Notary Public

My Commission Expires: Nov 1, 1987

WARRANTY DEED

from:
Dennis P. Warden and wife, Kendall C. Warden

to:
Christina L. Byers, unmarried

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

BOOK 7303 PAGE 963

STATE OF Tennessee

COUNTY OF Davidson

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant saith not.

Affiant Dennis P. Warden

Sworn to and subscribed before me this 21st day of July, 19 87.

Notary Public

My Commission Expires: 11-1-87

[redacted]

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

RECEIVED OF _____

FOR _____

BOOK 7303 PAGE 964

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
			78950.00- CAMT.	
			220.92 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 230.42-	
			2802A07/23/87 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4.8.29.8.

IDENTIFICATION REFERENCE

JUL 23 9 49 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.106908

[redacted]