mail

THIS INSTRUMENT PREPARED BY:

WATTS & UNDERWOOD, ATTORNEYS
Suite 150
2000 Richard Jones Road
Nashville, Tennessee 37215

BOOK 7438 PAGE 696

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Anderson Byrd	FBS Mortgage Corporation	MAP 115-01
(NAME)	(NAME)	
939 Rodney Drive	2550 University Ave. W.,Ste 300	PARCEL 06
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37205	St. Paul, Minnesota 55114	08DZ 61610
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FOURTEEN THOUSAND FOUR AND 36/100---------- *Dollars,*

Gary F. Walker, unmarried

have this day bargained and sold, and do hereby transfer and convey unto the said Anderson Byrd and Katherine Pate, both unmarried as Joint Tenants with Rights of Survivorship and not as Tenants in Common *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows*

BEING Lot No. 46 on the plan of Brook Meade Addition, Section II, of record in Book 2663, page 59, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Gary F. Walker and wife, Elizabeth L. Walker by deed from William M. Miller and wife, Roberta J. Miller, of record in Book 6503, page 166, said Register's Office; the said Gary F. Walker and Elizabeth L. Walker having since divorced and the said Elizabeth L. Walker having conveyed her interest in the property to Gary F. Walker by deed of record in Book 7432, page 63, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Glacier Lakes Mortgage, Inc. of record in Book 6503, page 170, said Register's Office, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 114,004.36

Subscribed and sworn to before me this the 30th *day of* December *19* 87

My commission expires March 11, 1990 *(Affix Seal)*

Affiant Katherine Pate

Notary Public Kathleen A Watts

NOTARY PUBLIC AT LARGE

This is improved ( ) unimproved (X) property, known as 939 Rodney Drive, Nashville, Tennessee 37205
(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 30th *day of* December *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.*

4380 12/30/87 01 03CHECK 325.70

Anderson Byrd
Anderson Byrd, Grantee

Katherine Pate
Katherine Pate, Grantee

Gary F. Walker
Gary F. Walker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Mitchell A. Watts, *a Notary Public in and for said County and State* Gary F. Walker, unmarried

the within named bargainor, *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* 30th *day of* December, *19* 87.

Mitchell A. Watts
Notary Public

Commission expires March 11, 1990

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE

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 _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Anderson Byrd and Katherine Pate, 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 and official seal at Nashville, Tennessee, this 30th day of December, 1987.

Mitchell A. Watts
Notary Public

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE

My Commission Expires: 3/11/90

WARRANTY DEED

FROM

Gary F. Walker, unmarried

TO

Anderson Byrd and Katherine Pate, both unmarried

IDENTIFICATION REFERENCE

DEC 30 2 34 PM '87

ELLA L. WILSON REGISTER
DAVIDSON COUNTY, TN

9.4.3.2.2.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7438 PAGE 698

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 114004.36
CON TX 319.20
PRFEE 0.50
WDEED 6.00
TOTAL 325.70
CHECK 325.70

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 15-58/67 DP 14-38 0001 4380

94322

IDENTIFICATION REFERENCE

DEC 30 2 34 PM '97

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 49451