BOOK 7519 PAGE 690

Box 58/RODC

STATE OF TENNESSEE
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 115,000.00

Stan Byrd
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF April, 19 88

Notary Public

MY COMMISSION EXPIRES January 21 1990
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Combos & Lawless, P.C. First American Center Nashville, TN 37238-0037

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS
Stan Byrd	OWNER	MAP 104-04
(NAME)	(NAME)	
1108 16th Avenue, South		Parcel 108.00
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, James T. Wall, III

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stan Byrd

HEREINAFTER CALLED THE GRANTEES, THEIR 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 parts of Lots Nos. 88, 89 and 90 on the plan of the subdivision of the Boyd Ament Tract, as of record in Book 21, page 83, Register's Office of Davidson County, Tennessee, and described according to a survey made by W. B. Southgate, Surveyor, of record in Book 332, page 82, Register's Office of Davidson County, Tennessee as follows:

Beginning on the easterly margin of 16th Avenue South 100 feet northwardly from the northeast corner of said avenue and Edgehill Avenue; thence eastwardly 151.5 feet to the westerly margin of an alley; thence with said alley northwardly 35 feet; thence westwardly 151.5 feet to the easterly margin of 16th Avenue South; with said Avenue southwardly 35 feet to the beginning.

Being part of the same property conveyed to James T. Wall by deed from Catherine Mountcastle Wall of record in Book 6374, page 580, Register's Office for Davidson County, Tennessee.

22369

IDENTIFI REFERENCE

APR 18 1 38 PM '88

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 1108 16th Avenue, South, Nashville, TN 37212
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 my hand this 14th day of April, 19 88

James T. Wall, III

STATE OF TENNESSEE
County of Davidson

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Personally appeared before me, James T. Wall, III

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of April, 19 88

Commission expires January 21, 1990

Jeffrey W. Combos
Notary Public

STATE OF TENNESSEE
County of _____

Personally appeared before me, _____

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the _____ of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this _____ day of _____, 19____.

Commission expires _____

Notary Public

WARRANTY DEED

FROM

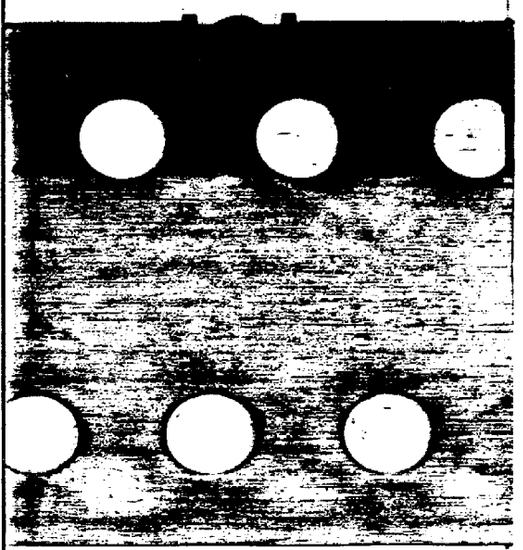
James T. Wall, III

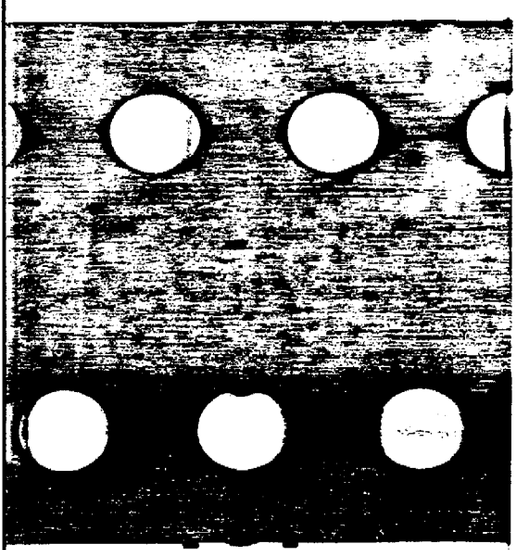
TO

Stan Byrd

Prepared by: COMBOS & LAWLESS
A Professional Law
Corporation
Twentieth Floor, First
American Center
Nashville, Tennessee
37238-0057

5608 04/18 0101 CHECK 328.50





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CHRT 115000.00
CON TX 322.00
PRFEE 0.50
WDEED 6.00
TOTAL 328.50
CHECK 328.50

04/18/88 01 13:38 0001 5608

22369

IDENTIFICATION REFERENCE

APR 18 1 38 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 81740