B0460

This Instrument Prepared By:
GORDON & BOTTORFF, P.C.
5201 Maryland Way
Brentwood, Tennessee 37027
(615) 373-4242

WARRANTY DEED

Address New Owner() as Follows:	Send Tax Bills To:	Map-Parcel Nos.
Mr. & Mrs. William T. Byram 105 Hearthstone Manor Drive Brentwood, Tennessee 37027	Owner	160-15-A-5CO

6174 04/19 0101 03CHECK 404.10

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $142,000.00.

William T. Byram
Affiant

SUBSCRIBED AND SWORN TO before me, this the 15th day of April, 1988.

Mary Lynn Nickerson
Notary Public

My Commission Expires: 10-2-89

NOTARY PUBLIC - ARIZONA

WITNESSETH:

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, WALTER W. THRAILKILL AND WIFE, SHEILA W. THRAILKILL, have bargained and sold, and by these presents do grant, transfer and convey unto WILLIAM T. BYRAM AND WIFE, PEGGY D. BYRAM, their heirs, successors and assigns, the following described real property located in Davidson County, Tennessee, to-wit:

Being Unit No. 13, Building No. 3 on the Plan of Hearthstone Manor, Phase I, a Planned Unit Development, of record in Book 6200, page 144, as amended in Book 6250, page 398, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more comlete and detailed description of said unit.

Being the same property conveyed to Walter W. Thrailkill and wife, Sheila W. Thrailkill, by deed from Radnor Homes, Inc., of record in Book 6572, page 625, as re-recorded in Book 6578, page 586, Register's Office, Davidson County, Tennessee.

This conveyance is subject to:

1. 1988 property taxes, a lien not yet due and payable.

2. Restrictive Covenants of record in Book 6424, page 839, said Register's Office.

3. The Plan of record in Book 6200, page 144, said Register's Office.

TO HAVE AND TO HOLD said property, with the appurtenances, estate, title and interest thereto belonging to WILLIAM T. BYRAM AND WIFE, PEGGY D. BYRAM, their heirs, successors and assigns forever.

AND WALTER W. THRAILKILL AND WIFE, SHEILA W. THRAILKILL, do covenant with the said WILLIAM T. BYRAM AND WIFE, PEGGY D. BYRAM, that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and same is unencumbered except for those matters hereinabove mentioned.

AND WALTER W. THRAILKILL AND WIFE, SHEILA W. THRAILKILL, do further covenant and bind themselves, their heirs and representatives to warrant and forever defend the title to the said real property to the said WILLIAM T. BYRAM AND WIFE, PEGGY D. BYRAM, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

WITNESS my hand this 15th day of April, 1988.

Walter W. Thrailkill
WALTER W. THRAILKILL

Sheila W. Thrailkill
SHEILA W. THRAILKILL

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named WALTER W. THRAILKILL AND WIFE, SHEILA W. THRAILKILL, 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 this 15th day of April, 1988.

Mary Lynn Thrailkill
Notary Public

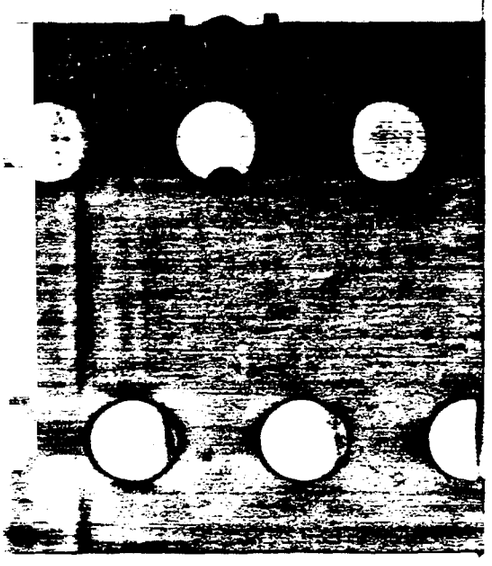
My Commission Expires: 10-2-89

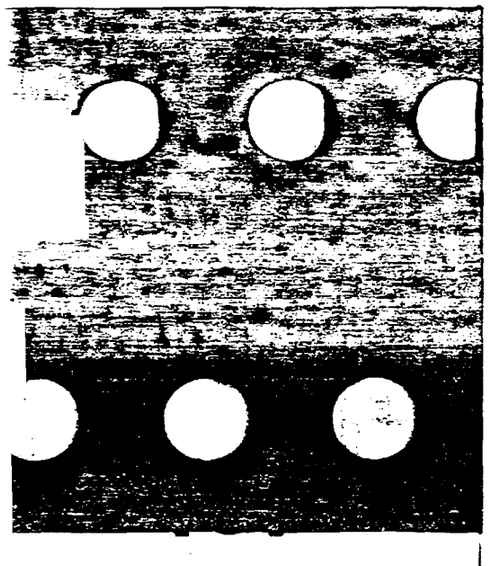
22850

IDENTIFICATION

APR 19 4 03 PM '88

DAVIDSON COUNTY, TN





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7521 PAGE 197

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 142000.00
CON TX 397.60
PRFEE 0.50
WDEED 6.00
TOTAL 404.10
CHECK 404.10

04/19/88 01 16:05 0001 6174

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

22850

IDENTIFICATION REFERENCE

APR 19 4 03 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 82295