6816

FILE BOX 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 330
Nashville, Tennessee 37215

BOOK 7578 PAGE 651

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
J.W. THOMAS BYRD (NAME)	LEADER FEDERAL MORTGAGE, INC. (NAME)	Map 130-09
1216 Nichol Lane (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2926 (STREET ADDRESS)	Parcel 163
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38101 (CITY) (STATE) (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, DR. DAVID M. GLASSFORD, JR. and wife, NANCY L. GLASSFORD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J.W. THOMAS BYRD and wife, DONNA C. BYRD

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 11 of Block 3 on the Plan of The Highlands of Bellemeade, as of record in Plat Book 547, page 180, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Dr. David M. Glassford, Jr. and wife, Nancy L. Glassford by deed from Harold F. Miller and wife, Ann M. Miller of record in Book 5370, page 834, said Register's Office.

This conveyance is made subject to: (1) 1988 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 722, page 547 amended in Book 928, page 621; (3) Easements of record in Book 6104, page 81; Book 1049, page 231 and Book 1255, page 580; and (4) All matters appearing on the Plan of record in Plat Book 547, page 180, said Register's Office.

David M. Glassford, Jr. being one and the same person as Dr. David M. Glassford, Jr.

4214.

IDENTIFICATION REFERENCE

JUN 21 10 42 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

7939 06/21 0101 03CHECK 874.50

unimproved ( )
This is improved (XX) property, known as 1216 Nichol Lane, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 15th day of June, 1988

Dr. David M. Glassford Jr. by Nancy L. Glassford — Nancy L. Glassford

DR. DAVID M. GLASSFORD, JR. NANCY L. GLASSFORD

By: Nancy L. Glassford, Attorney-in-Fact
for Dr. David M. Glassford, Jr. by
Power of Attorney recorded simultaneously
herewith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7578 PAGE 652

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NANCY L. GLASSFORD, married

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

Witness my hand at office, this 15th day of June, 1988.

My commission expires 1/10/89 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

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

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NANCY L. GLASSFORD, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact of DR. DAVID M. GLASSFORD, JR., the maker, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 15th day of June, 1988.

My commission expires: 1/10/89

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF June, 1988

MY COMMISSION EXPIRES: 1/10/89 (AFFIX SEAL)

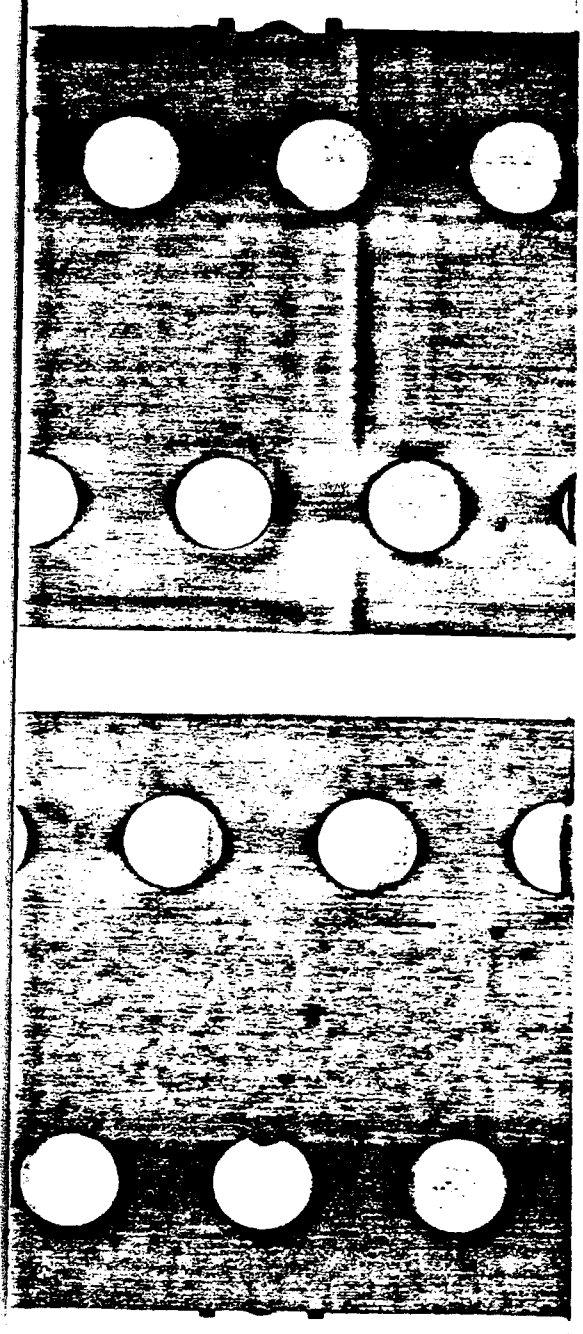
Notary Public

WARRANTY DEED

FROM: DR. DAVID M. GLASSFORD, JR. and wife, NANCY L. GLASSFORD

TO: J.W. THOMAS BYRD and wife, DONNA C. BYRD

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7578 PAGE 653

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 310000.00
				CON TX 868.00
				PRFEE 0.50
				WDEED 6.00
				TOTAL 874.50
				CHECK 874.50

06/21/88 01 10:46 0001 7939

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

42144

IDENTIFICATION REFERENCE

JUN 21 10 42 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 104735