THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
Bank of Goodlettsville, Suite 301
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
William L. Byrd, et ux 218 Fairfax Avenue Nashville, TN 37212	Same as new owner	Map 104-6 Parcel 91 #26W-07015

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, EUNA LEE CALLIS, GLENNA PEARL BYRD, BEVERLY HOLLEY, individually and as Trustee, CHARLOTTE WRIGHT, BILLIE WILBURN and BARBARA SKIPPER, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto the said WILLIAM L. BYRD and wife, GLENNA PEARL BYRD, as tenants by the entirety, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 63 on the Plan of the Bransford Realty Company's West End Heights Plan or Subdivision as of record in Book 332, pages 124 and 125, R.O.D.C., Tennessee.

SAID Lot No. 63 fronts 60 feet on the northerly side of Fairfax Avenue and extends back on the east line 200 feet, and on the west line 205 feet to an alley measuring 50 feet thereon.

Being the same property conveyed to John H. Callis and wife, Euna Lee Callis, a life estate with the remainder interest in fee simple to Glenna Pearl Byrd, her heirs and assigns, by deed from William L. Byrd and wife, Glenna Pearl Byrd, of record in Book 4505, page 59, said Register's Office; and, the said John H. Callis died on April 7, 1974; and by deed of record in Book 6510, page 321, said Register's Office, Euna Lee Callis conveyed her interest in said property to Beverly Holley, Trustee for Beverly Holley, Charlotte Wright, Billie Wilburn and Barbara Skipper. The said property is vested in Glenna Pearl Byrd, subject to a life estate vested in Beverly Holley, Trustee for Beverly Holley, Charlotte Wright, Billie Wilburn and Barbara Skipper, for and during the natural lifetime of Euna Lee Callis.

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

(1) 1988 taxes, which are a line not yet due and payable and which will be paid by the GRANTEES when due;

(2) Deed of Trust executed by Euna L. Callis, unmarried and Glenna Pearl Byrd, et vir, William L. Byrd, to T. I. Holman, Jr., Trustee, of record in Book 4968, page 94, said Register's Office, to secure First Federal Savings & Loan Association one note dated 10/28/75 in the original principal amount of $6,000.00 payable as set forth therein, which the GRANTEES agree to assume in full and to indemnify and hold harmless the GRANTORS from same;

(3) Deed of Trust executed by Euna L. Callis, unmarried and Glenna Pearl Byrd, et vir, William L. Byrd, to Thomas O. H. Smith, Jr., Trustee, of record in Book 7313, page 395, said Register's Office, to secure General Credit Co. one note dated 7/30/87 in the original principal amount of $6,732.00 payable in 36 monthly installments of $187.00 beginning 8/30/87, which the GRANTEES agree to assume in full and to indemnify and hold harmless the GRANTORS from same; and,

(4) The Plan of record in Book 332, pages 124 and 125, said Register's Office, and all matters shown thereon.

And we, the GRANTORS, do further covenant and bind ourselves, 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.

WITNESS our hands on this the 19 day of September, 1988.

"GRANTEES"

William L. Byrd

WILLIAM L. BYRD

Glenna C. Byrd

GLENNA PEARL BYRD

"GRANTORS"

Euna L. Callis

EUNA LEE CALLIS

Beverly Holley

BEVERLY HOLLEY

Charlotte B. Wright

CHARLOTTE WRIGHT

Billie Wilburn

BILLIE WILBURN

Barbara Skipper

BARBARA SKIPPER

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM L. BYRD and wife, GLENNA PEARL BYRD, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 19 day of September, 1988.

NOTARY PUBLIC

My Commission Expires: 10-09-91

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EUNA LEE CALLIS, 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 the 19th day of September, 1988.

NOTARY PUBLIC

My Commission Expires: 10-9-91

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BEVERLY HOLLEY, 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 the 19th day of September, 1988.

NOTARY PUBLIC

My Commission Expires: 10-9-91

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLOTTE WRIGHT, 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 the 19 day of September, 1988.

NOTARY PUBLIC

My Commission Expires: 10-9-91

STATE OF KENTUCKY }
COUNTY OF Mercer }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BILLIE WILBURN, 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 the 15 day of September, 1988.

Frances O. Brock
NOTARY PUBLIC

My Commission Expires: 9-25-89

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BARBARA SKIPPER, 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 the 19 day of September, 1988.

Cynthia Kay Brady
NOTARY PUBLIC

My Commission Expires: 10-9-91

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $20,000.00.

Erma L. Collis
Affiant

Sworn to and subscribed before me, this the 19 day of September, 1988.

Cynthia Kay Brady
NOTARY PUBLIC

My Commission Expires: 10-9-91

7.0731

SEP 26 11 08 AM '88

MAIL EXV.

0720 09/26 0101 030HECK 78.50



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7661 PAGE 271

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 20000.00
CON TX 66.00
PRFEE 0.50
WDEED 12.00
TOTAL 78.50
CHECK 78.50

09/26/88 01 11:10 0001 0720

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.0 7.3 1.

SEP 26 11 08 AM '88

No. 137694