Box 58/RODC

STATE OF TENNESSEE
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 240,000.00

Joe Stanley Byrd
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF October, 88

Notary Public Jeffrey W. [illegible]

MY COMMISSION EXPIRES: January 21, 1990

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

Combos & Lawless, P.C. First American Center Nashville, TN 37238-0057

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS: Joe Stanley Byrd	SEND TAX BILL TO: NEW OWNER	MAP-PARCEL NUMBERS MAP 104-04-0
(NAME) 1104 & 1106 16th Ave. South	(NAME)	PARCELS 178 & 179
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37212	(STREET ADDRESS)	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. ZIP)	

BOOK 7676 PAGE 860

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, a single person

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

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:

TRACT #1: Land in Davidson County, Tennessee, being the South 54 feet of Lot No. 3 on the map of O. J. Walsh and Robert V. Wrenne's Subdivision of certain lots in the Boyd Ament Tract, as of record in Book 182, page 464, Register's Office for Davidson County, Tennessee and more particularly described as follows:

Said part of Lot No. 3 fronts 54 feet on the east side of 16th Avenue, South, and runs back between parallel lines 151.5 feet to an alley, the south line of the lot running along the north margin of an alley.

TRACT #2: Land in Davidson County, Tennessee, being the northerly part of Lot Nos. 88, 89 and the north part of the west part of Lot No. 90 of the Boyd Ament Tract as of record in Book 21, page 83, Register's Office for Davidson County, Tennessee, and also that part of the original alley lying immediately north of said parts of lots and the parts of the lots above mentioned are better shown by a plan showing the dimensions embraced within Lots 88 and 95, inclusive, of record in Book 332, page 82, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point on the easterly margin of 16th Avenue South, 135 feet north of the northeast corner of said avenue and Edgehill; being the northwest corner of the property conveyed to George C. Bradley, by deed of record in Book 370, page 574, Register's Office of Davidson County, Tennessee; thence easterly along Bradley's north line 151.5 feet to Bradley's northeast corner; thence northerly along the westerly margin of Alley No. 438 extended, 34-1/2 feet more or less to the southeast corner of Lot 3 in Walsh and Wrenne's Subdivision of

For Legal Continuation see attachment Exhibit "A" which is incorporated herein.

This is unimproved ( ) improved (xx) property, known as 1104 & 1106 16th Ave. 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 12th day of October, 19 88

James T. Wall, III

Joe Stanley Byrd

** Including assumption of a Note dated September 9, 1977 in the principle amount of $78,960.61 and secured by a Deed of Trust of record in Book 5195, page 284, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
County of Davidson

Personally appeared before me, James T. Wall, III, a single person and Joe Stanley Byrd, married,

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 12th day of October, 1988.

Commission expires January 21, 1990

Jeffrey W. Combos
Notary Public

STATE OF TENNESSEE
County of

BOOK 7676 PAGE 861

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, a single person

TO

Joe Stanley Byrd, married

7 5 8 4 3

Oct 13 1 25 PM '88

Prepared by:

COMBOS & LAWLESS
A PROFESSIONAL LAW CORPORATION
TWENTY-THIRD FLOOR
FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238-0057

Exhibit " A "

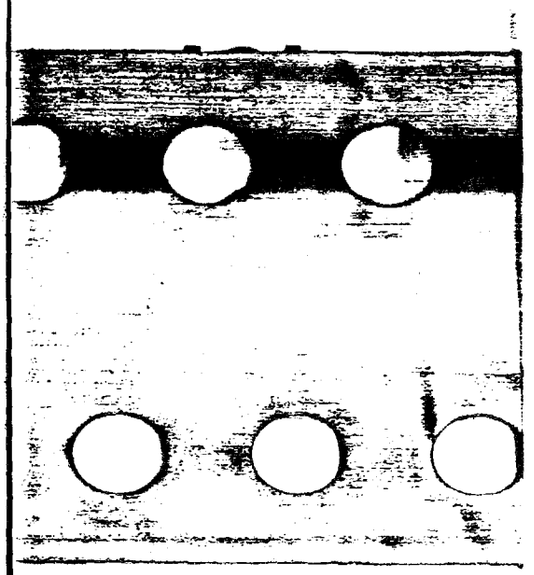
CONTINUATION PAGE FOR WARRANTY DEED

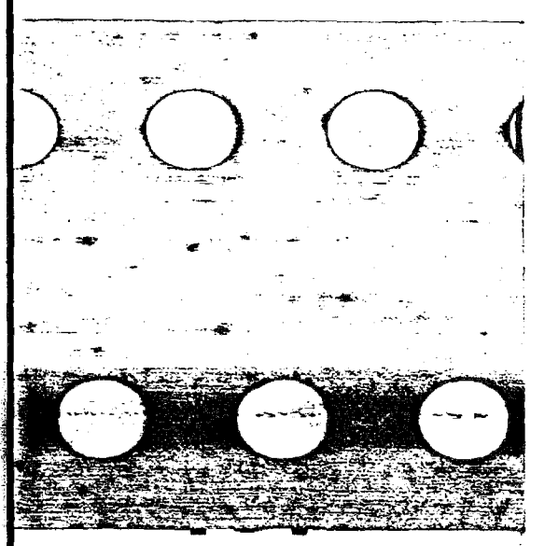
record in Book 182, page 464, Register's Office of Davidson County, Tennessee; thence westerly along the south line of Lot 3, being the north line of the closed alley, 151-1/2 feet to the easterly margin of 16th Avenue South; thence southerly along the easterly margin of said avenue, 34-1/2 feet more or less to the beginning.

Being part of the same property conveyed to James T. Wall, a/k/a James T. Wall, III, by deed from Catherine Mountcastle Wall of record in Book 6374, 580, and by divorce decree of record in Book 6949, page 451, Register's Office for Davidson County, Tennessee.

James T. Wall is one in the same person as James T. Wall, III.

6563 10/13 0101 03CHECK 801-50





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7676 PAGE 863

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 240000.00
CON TX 792.00
PRFEE 0.50
WDEED 9.00
TOTAL 801.50
CHECK 801.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/13/88 01 13:29 0001 6563

7.5 8 4 3

IDENTIFICATION

OCT 13 1 25 PM '88

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

No. 143361