Box 58

BOOK 7706 PAGE 421

STATE OF TENNESSEE
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF November, 19 88

Notary Public Jeffrey W. Combs

MY COMMISSION EXPIRES January 21, 1990

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY		
COMBS & LANLESS, FIRST AMERICAN CENTER, 23rd Floor, Nashville, TN 37238-0057		
NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS
Phillip Goodhand-Tait	NEW OWNER	MAP 104-04
(NAME)	(NAME)	
1108 16th Avenue South		PARCEL 180
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37203		
(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, Stan Byrd

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Phillip Goodhand-Tait

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 Lot 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.

Grantor herein retains, and this conveyance is subject to, an easement for ingress and egress on and along the easterly 64.5 feet of the north boundary line and being ten feet wide of the within described property being conveyed.

Being the same property conveyed to Stan Byrd by deed from James T. Wall, III of record in Book 7519, page 690, Register's Office for Davidson County, Tennessee.

SEE EXHIBIT "A" FOR FURTHER CONVEYANCE WHICH IS INCORPORATED HEREIN.

This is unimproved ( ) improved (XX) property, known as 1108 16th Avenue South, Nashville, TN 37203
(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 16th day of November, 19 88

Stan Byrd

BOOK 7706 PAGE 422

STATE OF TENNESSEE
County of Davidson

Personally appeared before me, Stan Byrd,

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 16th day of November, 19 88.

Commission expires January 21, 1990

Jeffrey W. Combos
Notary Public

COMBOS NOTARY PUBLIC AT LARGE TENNESSEE

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

Stan Byrd

TO

Phillip Goodhand-Tait

Prepared by:

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

EXHIBIT A

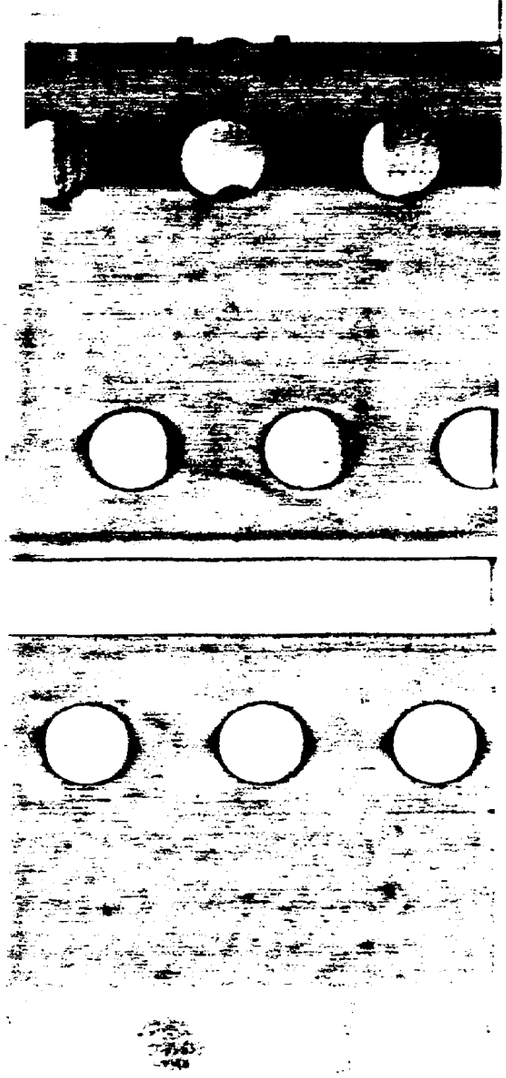
THIS conveyance is made together with the conveyance of an easement for ingress and egress measuring 10 feet wide and running on and along the easterly 64.5 feet of the south boundary line of property known as 1106 16th Avenue South and further described as being the northerly part of Lots 88, 89 and the north part of the west part of Lot 90 of the Boyd Ament Tract and as recorded in Book 21, page 83 and more particularly described as 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 the Walsh and Wrenne's Subdivision of 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 the same property conveyed to grantor by deed of record in Book _____, page _____, Register's Office for Davidson County, Tennessee.

8838 11/17 0101 03CHECK 735.50

8 6 4 6 9

JEFFDES11/16

Nov 17 3 29 PM '88



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7706 PAGE 424

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

CASH 220000.00
CON TX 726.00
PRFEE 0.50
MDEED 9.00
TOTAL 735.50
CHECK 735.50

11/17/88 01 15:32 0001 8838

8.6469

Nov 17 3 29 PM '88

No. 155389