THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
50 Century Boulevard, #120
Nashville, TN 37214

BOOK 7719 PAGE 48

QUITCLAIM DEED

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL:
Kaye M. Byrd 3318 Ironwood Drive Nashville, TN 37214	New York Guardian Mortgage Corp. P. O. Box 775 Hempstead, NY 11551	Map 96-15 Parcel 101

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, I/we Jimmie P. Byrd, by these presents do hereby quitclaim and convey unto Kaye M. Byrd, her successors and assigns, all my right, title and interest in and to the following described tract of land:

LAND in Davidson County, Tennessee, being Lot No. 204 on the Plan of Hickory Bend, Section 4, as of record in Book 4175, page 34, Register's Office for said County.

Said Lot NO. 204 fronts 70 feet along the easterly side of Ironwood Drive and runs back between lines 162.8 feet on the northerly line and 152 feet on the southerly line to a line at the rear measuring 70.79 feet thereon.

BEING the same property conveyed to Jimmie P. Byrd and wife, Kaye M. Byrd by deed from Jerry W. Smith and wife, Sandra D. Smith, of record in Book 4918, page 999, Register's Office for Davidson County, Tennessee.

90514

IDENTIFICATION

Dec 5 8 18 AM '88

3844 12/05 0101 03CHECK 6.00

The actual consideration or value, whichever is greater, for this transfer is $ -0-.

Kaye M. Byrd
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Subscribed and sworn to before me, this 29th day of November, 19 88.

My Commission Expires: 5-13-89

Notary Public

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

WITNESS my hand(s) this 29th day of Nov., 19 88. The corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Jimmie P. Byrd
JIMMIE P. BYRD

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jimmie P. Byrd _____, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand(s) and official seal at Nashville Tennessee, this the 29th day of November, 1988.

Notary Public

My Commission Expires:

5-13-89

STATE OF TENNESSEE

COUNTY OF _____

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon (their several oaths/his oath) acknowledged (themselves/himself) to be the _____ _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (they/he) as such _____ and _____ being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____ _____ and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ Tennessee this the _____ day of _____, 19____.

Notary Public

My Commission Expires:

_____