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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $52,500.00

Richard A. Skeen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20th DAY OF January 1989

Notary Public

MY COMMISSION EXPIRES: March 11, 1991

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, 2815 Lebanon Road, Suite 201, Nashville, TN 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard Skeen (NAME)	Norwest Mortgage Inc. % GMAC Mort. (NAME)	119-11-15
2612 Mashburn Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 780 (STREET ADDRESS)	
Nashville, TN (CITY) (STATE) (P. O. ZIP)	Waterloo, Iowa 50704 (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, WE, Jesse M. Byars and Warren M. Smith as Co-Administrators of the Estate of Lonnie Merrill Byars

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard A. Skeen and wife, Debra L. Skeen

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 Lot No. 21 on the Map of Laurel Acres Subdivision, Section 1, as of record in Book 2133, page 48, Register's Office for Davidson County, Tennessee.

Said Lot No. 21 fronts 87 feet on the east side of Mashburn Road and extends back between lines 164.8 feet on the north line and 148.5 feet on the south line to a dead line in the rear, on which it measures 124 feet.

Being the same property conveyed to Lonnie Merrill Byars and wife, Christeen Byars by deed from Robert Douglas Snyder and wife, Geral Dean Snyder of record in Book 4073, page 171, Register's Office for Davidson County, Tennessee. The said Christeen Byars and Lonnie Merrill Byars both being deceased with Christee Byars pre-deceasing Lonnie Merrill Byars. The will of Lonnie Merrill Byars having been denied, Letters of Administration being issued to Warren M. Smith and Jesse M. Byars as Co-Administrators on December 9, 1988 in the Probate Office for Davidson County, Tennessee.

Subject to restrictions of record in Book 2150, page 53, said Register's Office.

This conveyance is subject to any and all existing easements of record.

This is unimproved ( ) improved (X) property, known as 2612 Mashburn Drive, Nashville, TN
(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 our hand s this 20th day of January, 1989

Warren M. Smith, Administrator — Jesse M. Byars, Co-Administrator

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jesse M Byars & Wanda W Smith as Co-Administrators of the Estate of Jonnie Muriel Byars the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 20 day of January

Commission expires 3-11-91

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) 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 _____ on this the _____ day of _____, 19____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

the estate of Jonnie Muriel Byars

TO

Richard A. Hoon

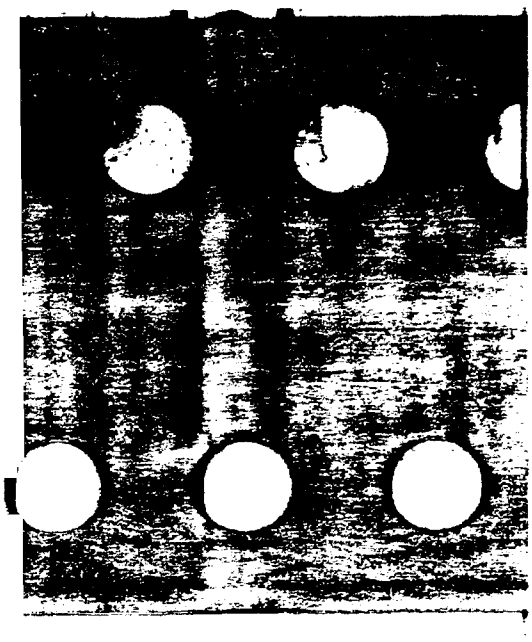
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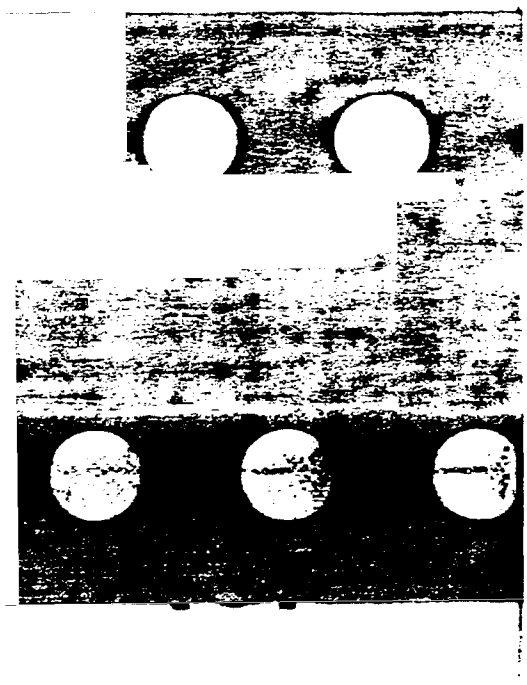
PETTY WILSON REGISTER
DAVIDSON COUNTY TN

TENNESSEE

068 88

4462 02/03 0101 03CHECK 196.25





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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 57500.00
CON TX 189.75
PRFEE 0.50
WDEED 6.00
TOTAL 196.25
CHECK 196.25

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/03/89 01 13:55 0001 4462

IDENTIFICATION

FEB 3 1 54 PM '89

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

06688

No. 178965