FILE 23

BOOK 7775 PAGE 718

File No: 8394-7

Address New Owner:	Send Tax Bills To:	Map/Parcel
B. R. Gross, etal	Same	Map 42-12
814 Bryan St.		Par 25
Old Hickory, Tn. 37138		11D-33750

WARRANTY DEED

FOR AND IN CONSIDERATION 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, SHIRLEY BYRD, now LEAB, Unmarried, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto the said B. R. GROSS, a 1/2 undivided interest AND KENNETH S. GROSS, a 1/2 undivided interest, as Tenants in Common, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the northerly part of Lot No. 9, on the Map of M. N. Young's Subdivision, of Lot No. 5 of the Gee Lands, as of record in Book 974, page 5, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 9 fronts 192 feet on the southerly side of Williams Avenue and extends back from the center of said Avenue 405.3 feet on the westerly line and 404.7 feet on the easterly line to a dead line measuring 182 feet, more or less.

Being the same property conveyed to Shirley Byrd, unmarried, by deed from James G. Bandy and wife, Mary E. Bandy and J. Ronald Kleine and wife, Barbara L. Kleine, of record in Book 4913, Page 851, said Register's Office.

Shirley Byrd and Shirley Byrd now Leab are one and the same person.

This property is conveyed subject to the Plan of record in Book 974, Page 5, said Register's Office and to all applicable local government planning, building and zoning regulations.

This is improved property known as 413-415 Williams Avenue, Madison, Tennessee.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said B. R. GROSS and KENNETH S. GROSS, their heirs and assigns, forever.

AND GRANTORS COVENANT that they are lawfully seized and possessed of said real estate, in fee simple, that they have a good and valid right to convey it and that the same is unencumbered.

AND GRANTORS DO further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said real estate against the lawful claims of all persons whomsoever.

10142

FEB 21 11 27 AM '89

Whenever 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 hands on this 20th day of February, 1989.

Shirley Byrd Leab
SHIRLEY BYRD, now LEAB
not Married

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $ 46,300.00.

AFFIANT

Sworn to and subscribed before me this 20th day of February, 1989.

Tom G. Coleman
NOTARY PUBLIC

My commission expires: 3-3-1992.

STATE OF TENNESSEE
COUNTY OF Williamson

8561 02/21 0101 03CHECK 159.29

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

Witness my hand and official seal at Brentwood, Tennessee, this 20th day of Febr, 1989.

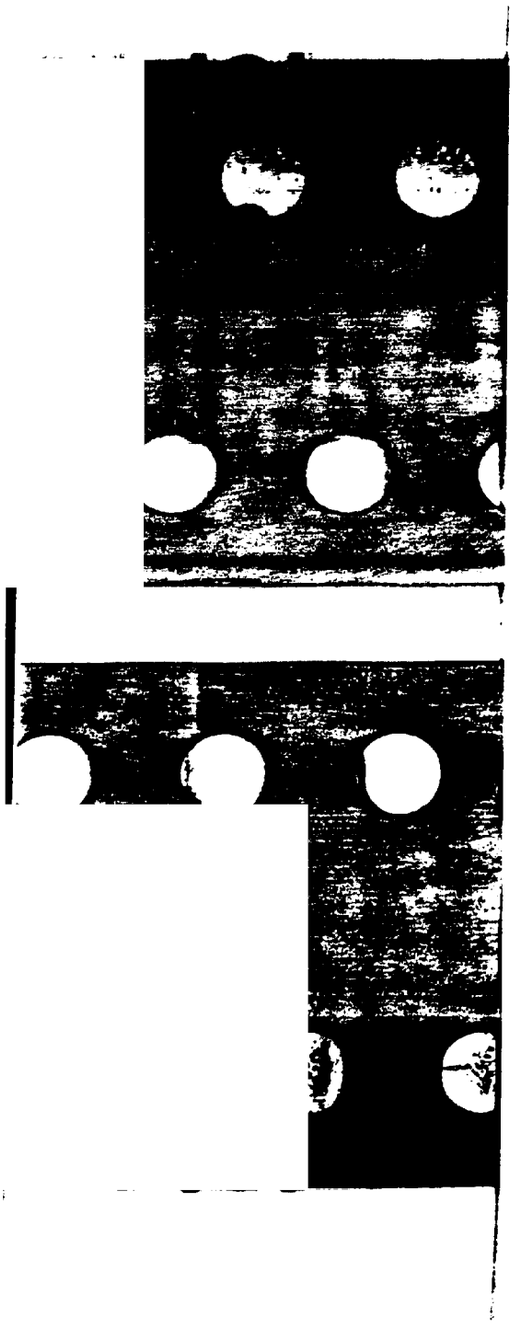
Tom G. Coleman
NOTARY PUBLIC

My commission expires: 3-3-1992.

Prepared By:
Tom G. Coleman, Jr., Attorney
Coleman Real Estate Closing Service, Inc.
9000 E. Church St. B-102
Brentwood, TN 37027

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

BOOK 7775 PAGE 720

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	46300.00
CON TX	152.79
PRFEE	0.50
WDEED	6.00
TOTAL	159.29
CHECK	159.29

02/21/89 01 11:30 0001 8561

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10142

IDENTIFICATION REFERENCE

Feb 21 11 20 AM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 183014