WARRANTY DEED

BOOK 7803 PAGE 85

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JOSEPH JOHN ADAMS (NAME)	COREAST SAVINGS BANK, FSB (NAME)	MAP 147-6
4821 Milner Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 35010 (STREET ADDRESS)	PARCEL 96
Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP)	Richmond, Virginia 23235-0010 (CITY) (STATE) (ZIP)	FB #6DU20555

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, RICHARD F. BYRD and wife, CAROL A. P. BYRD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOSEPH JOHN ADAMS and wife, EVELYN ADAMS

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 24 on the Plan of Section One (Revised) Caldwell Hall, as of record in Plat Book 2900, pages 57 - 59, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Richard F. Byrd and wife, Carol A. P. Byrd, by deed from Timothy P. Hargrove and wife, Nancy G. Hargrove, of record in Book 6863, page 915, said Register's Office.

This conveyance is made subject to: (1) 1989 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 2929, page 117, made applicable in Book 2997, page 93; and (3) All matters appearing on the Plan of record in Plat Book 2900, pages 57 - 59, said Register's Office.

As part of the consideration for this transfer, the Grantee(s) herein assume and agree to pay, the principal balance now due, plus future interest on a certain note, dated May 15, 1986, in the original principal sum of $71,206.00, payable to Investors Federal Savings Bank in monthly installments, including interest as set forth in said note, and being secured by a deed of trust of record in Book 6863, page 918, said Register's Office. Said Deed of trust having been assigned to Colonial Savings and Loan Association by instrument of record in Book 7563, page 304, said Register's Office.

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unimproved ( )
This is improved (XX) property, known as 4821 Milner Drive, Nashville, Tennessee 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 27th day of March, 1989

Richard F. Byrd by Carol A. P. Byrd — Carol A. P. Byrd

RICHARD F. BYRD — CAROL A. P. BYRD

BY: Carol A. P. Byrd, Attorney-In-Fact
for the said Richard F. Byrd by Power of
Attorney recorded simultaneously herewith.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CAROL A. P. BYRD with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office, this 27th day of March, 1989.

My commission expires 3/11/91 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ 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____.

My commission expires _____ Notary Public _____

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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CAROL A. P. BYRD, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-In-Fact for RICHARD F. BYRD, the maker, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 27th day of March, 1989.

My Commission Expires: 3/11/91

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,104.27

Evelyn Adams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF March, 19 89

MY COMMISSION EXPIRES: 3/11/91 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

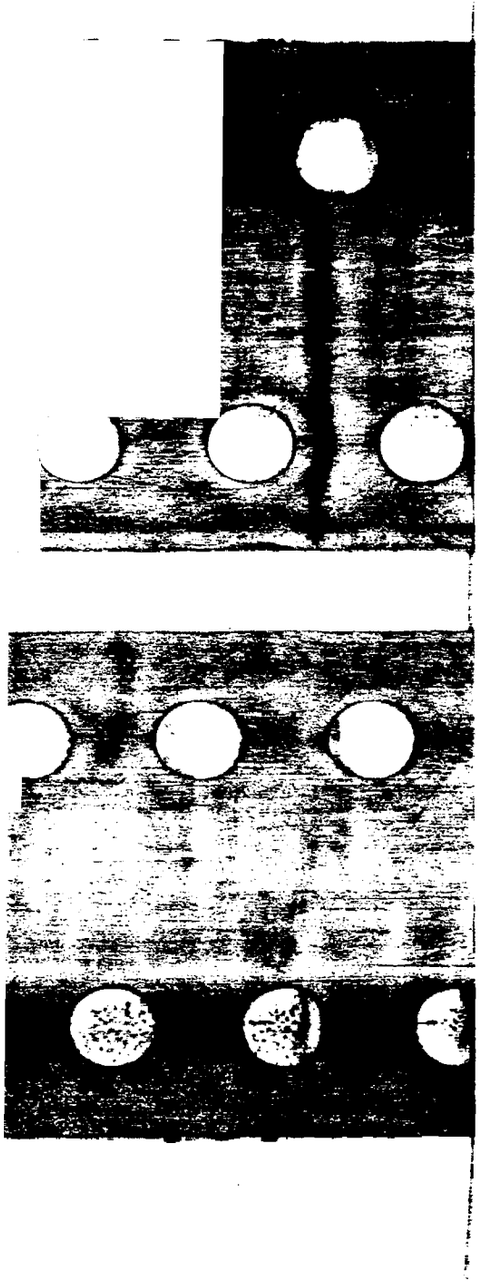
RICHARD F. BYRD and wife, CAROL A. P. BYRD

TO

JOSEPH JOHN ADAMS and wife, EVELYN ADAMS

PLEASE RETURN TO: FILE BOX 38

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



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

RECEIVED OF _____

FOR _____

BOOK 7803 PAGE 87

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	80104.27
CON TX	264.33
PRFEE	0.50
MDEED	6.00
TOTAL	270.83
CHECK	270.83

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/29/89 01 08:25 0001 9917

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No. 194396