This Instrument Prepared by:

Robert L. Callis
Attorney at Law
P. O. Box 726
Mt. Juliet, TN 37122-0726
(615) 758-5832

BOOK 7862 PAGE 912

WARRANTY DEED

ADDRESS OF NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP–PARCEL NUMBERS
TERRY L. BYRD	TERRY L. BYRD	Map 104-6
(NAME)	(NAME)	
506 Rose Hall, 33rd Ave. South	506 Rose Hall, 33rd Ave. South	Par. 180
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(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, DOTSON R. GUINN and wife, PEGGY N. GUINN, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto TERRY L. BYRD and wife, JANELL C. BYRD, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being a part of the Plan of Rose Hall, a Horizontal Property Regime, as of record in Plat Book 6900, Page 379, said Register's Office, the part hereby described being:

Unit No. 506 on said Plan, and as shown in and described by the Master Deed establishing a Horizontal Property Regime with respect to Rose Hall Condominiums.

Being the same property conveyed to Dotson R. Guinn and wife, Peggy N. Guinn, by deed recorded in Book 7467, Page 994, Register's Office of Davidson County, Tennessee.

This conveyance is subject to Master Deed of Rose Hall of record in Book 7307, Page 760, Register's Office for Davidson County, Tennessee and By-Laws appended thereto; and Plat in Book 6900, Page 379. Said Master Deed and By-Laws contain a lien for the maintenance fee.

As part of the consideration hereof Grantees hereby assume the indebtedness owing to Howell Smith as evidenced by instrument of record in Book 7468, Page 1, Register's Office of Davidson County, Tennessee.

unimproved ( )
This is improved (XX) property, known as Unit #506, 33rd Avenue, South, Nashville, Tennessee 37212

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, successors, assigns 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.

POSSESSION TO BE GIVEN Date of Deed

EXECUTED ON THIS THE 6 DAY OF June, 19 89

Dotson R. Guinn
DOTSON R. GUINN

Peggy N. Guinn
PEGGY N. GUINN

Montgomery

STATE OF TENNESSEE, ~~WILSON~~ COUNTY BOOK 786 2 PAGE 913

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, DOTSON R. GUINN and wife, PEGGY N. GUINN,

the within named 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 seal at office in Clarksville, Tennessee, this 6th day of June, 19 89.

Commission Expires: 5-26-90

Karen G. Clay
Notary Public

KAREN G. CLAY NOTARY PUBLIC MONTGOMERY CO. TENN.

STATE OF TENNESSEE, WILSON COUNTY

Before me, the undersigned authority of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ self to be _____ of _____, the within named bargainor, a corporation, and that _____ as such _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by _____ self as _____.

WITNESS my hand and seal, at office in _____, Tennessee, this _____ day of _____, 19__.

My Commission Expires: _____

_____
Notary Public

4043

JUN 12 1 51 PM '89

PAID

WARRANTY DEED

FROM

DOTSON R. GUINN
and wife, PEGGY N. GUINN

TO

TERRY L. BYRD
and wife, JANELL C. BYRD

Robert L. Callis
Attorney at Law
P.O. Box 726
Mt. Juliet, TN 37122-0726

Wilson

STATE OF TENNESSEE, ~~WILSON~~ COUNTY

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 110,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

_____
Affiant

Subscribed and sworn to before me this the 12th day of June, 19 89.

My Commission Expires: 5/16/93

_____
Notary Public

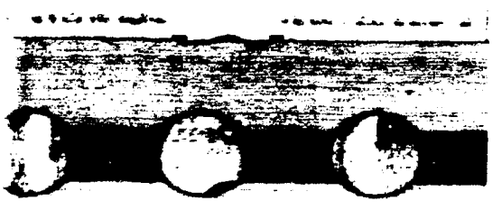
MARILYN LARGE NOTARY PUBLIC HICKMAN TENNESSEE

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 7862 PAGE 914

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 100000.00

ERR CO

CAMT 100000.00-

CAMT 110000.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

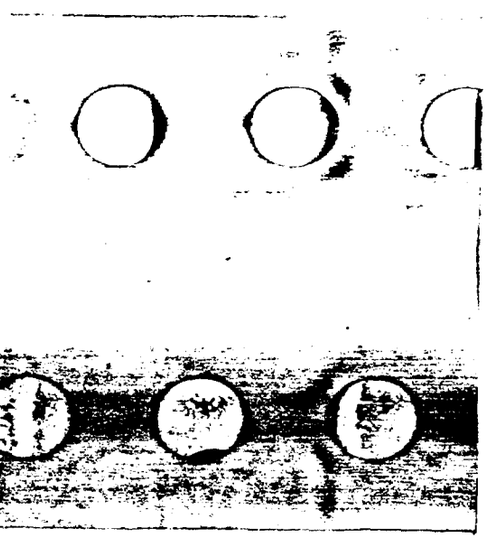
CON TX 363.00

PRFEE 0.50

WDEED 6.00

TOTAL 369.50

CHECK 369.50



06/12/89 01 13:54 0001 4160

40436

IDENTIFICATION

JUN 12 1 51 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 218500