Mail

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney-at-Law
112 Long Hollow Pike, Suite 201
Goodlettsville, Tennessee 37072

WARRANTY DEED

ADDRESS NEW OWNER:	PERSON/ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:	MAP/PARCEL
JAMES D. BYRUM 1427 Pennock Avenue Nashville, TN	NEW OWNER	71-11 230 42736-12DA

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, LULA CONQUEST A/K/A LULA CONQUEST JONES, A WIDOW, hereinafter referred to as the "GRANTOR", have bargained and sold, and by these presents do hereby transfer and convey unto JAMES D. BYRUM, A SINGLE PERSON, hereinafter referred to as the "GRANTEE", their heirs, representatives and assigns, that certain tract or parcel of land located in DAVIDSON County, Tennessee, and described as follows, to-wit:

> Being Lots Nos. 200 and 201 on the Plan of Highland Land Company, as of record in Book 421, page 14, Register's Office for said County.
>
> Said Lots Nos. 200 and 201 front 25 feet each on the easterly side of Pennock Avenue, and run back between parallel lines 175 feet to an alley.
>
> Being the same property conveyed to Lester Leon Conquest and wife, Lula Conquest, by deed from William McKever Tate and wife, Inez Velma Tate, of record in Book 2633, page 178, Register's Office for Davidson County, Tennessee; the said Lester Leon Conquest having died intestate in 1966 at which time the said property became vested in Lula Conquest in fee simple; and Lula Conquest thereafter married Milo Jones who died intestate in 1982. Lula Conquest is one and the same person as Lula Conquest Jones.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estates, title and interest thereto belonging to the said GRANTEE, their heirs, representatives and assigns, forever.

And, GRANTOR does covenant with the said GRANTEE, that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrants that the same is unencumbered, except as follows:

1. Taxes for the year 1989, State and County, which have been prorated and assumed by the GRANTEE herein.

And GRANTOR further covenants and binds themselves, their heirs and representatives to warrant and forever defend the title

to the said land to the said GRANTEE, their heirs, representatives and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand on this the 23rd day of AUGUST, 1989.

Lula Conquest AKA
LULA CONQUEST A/K/A LULA CONQUEST JONES

Lula Conquest Jones

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LULA CONQUEST A/K/A LULA CONQUEST JONES, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, under oath, acknowledged that SHE executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 23rd day of AUGUST, 1989.

Catherine M. Wood
NOTARY PUBLIC

My Commission Expires: May 13, 1990

* * * * * * * * * *

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $17,700.00.

Jane Byrum
Affiant

Sworn to and subscribed before me, this the 23rd day of AUGUST, 1989.

Catherine M. Wood
NOTARY PUBLIC

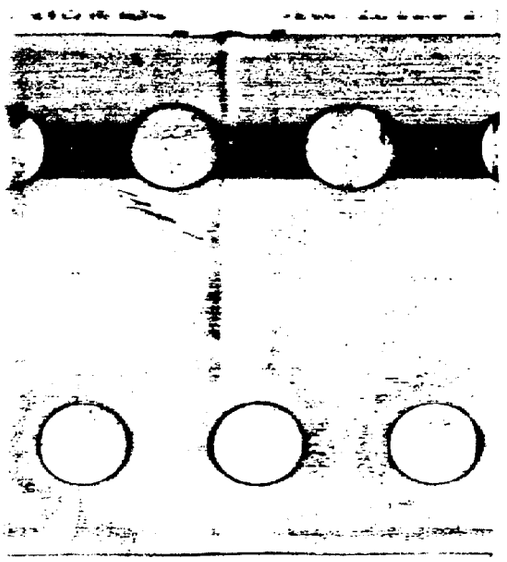
My Commission Expires: May 13, 1990

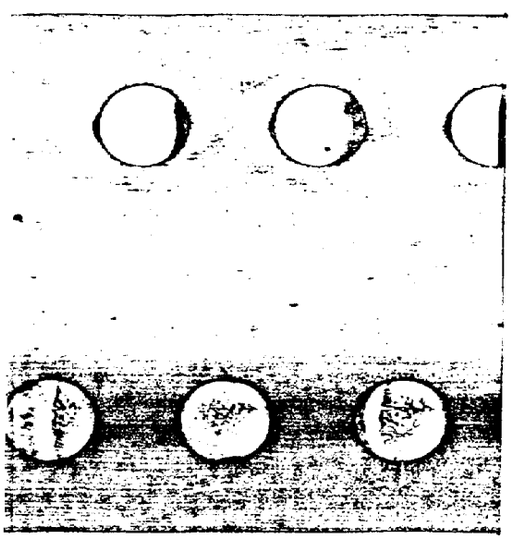
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STELLA L. WILSON REGISTER
DAVIDSON COUNTY, TN
AUG 29 8 29 AM '89

IDENTIFICATION REFERENCE

6 1 5 1 9





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7925 PAGE 11

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	17700.00
CON TX	58.41
PRFEE	1.00
WDEED	6.00
TOTAL	65.41
CHECK	65.41

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 08/27/87 01 0001 0145

6.1.5.1.9.

IDENTIFICATION REFERENCE

AUG 29 8 29 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 243353