ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBER
Phillip W. Byrd etux (NAME)	BarclaysAmerican/Mortgage Corp. (NAME)	146-8-13
418 Blackman Rd. (STREET ADDRESS OR ROUTE NUMBER)	P.O.Box 31728 (STREET ADDRESS)	6DU-20305
Nashville, TN 37211 (CITY) (STATE) (ZIP CODE)	Charlotte, NC 28231 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

BOOK 8019 PAGE 455

For and in consideration of the sum of Seventy-two thousand and no/100----------
----------($72,000.00)----- DOLLARS
cash in hand paid, and other good and valuable considerations, the reciept and sufficiency of which is hereby acknowledged,

I, Lucille S. Martin, an unmarried person and the surviving tenant by the entirety of William M. Martin and wife, Lucille S. Martin

have bargained and sold, and by these presents do transfer and convey unto the said Phillip W. Byrd and wife, Debra L. Byrd

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows

Being Lot No. 5 on the plan of Blackman Acres as of record at Book 2083, page 92, Register's Office Davidson County, Tennessee to which reference is hereby made for a complete description.

Being all the same property conveyed to William M. Martin and wife, Lucille S. Martin by deed at Book 2880, page 261, said Register's Office. The said William M. Martin having since died in Davidson County, Tennessee on May 25, 1975.

This conveyance is subject to 1990 property taxes and the limitations shown on said plan of record at Book 2083, page 92, said Register's Office.

Power of attorney for Lucille S. Martin to James F. Swiney, Jr. is of record in the pages immediately preceeding this deed.

Lucille S. Martin and Lucile S. Martin being one and the same person.

This is improved (X) property, known as 418 Blackman Rd. (House Number) (Street)
Nashville, TN 37211 (P. O. Address) (City or Town) (Zip Code)

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 unincumbered, 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.

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 this 4th day of January, 1990.

Lucille S. Martin

By: James F. Swiney, Jr.
Attorney In Fact

BOOK 8019 PAGE 456

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Marbut Glenn Gaston, Jr., a Notary Public in and for said County and State, the within named James F. Swiney, Jr. to me known to be the person who executed the foregoing instrument on behalf of Lucille S. Martin and who acknowledged that he executed the same as the free act and deed of said Lucille S. Martin,
the bargainor ~~xxxxxxxxxxxxxxxxxxxx with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx executed the within instrument for the purposes therein contained.~~

Witness my hand and official seal at Nashville, TN this 4th day of January, 19 90.

My commission expires 3-3-92 Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ to be the _____ and _____ respectively of _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as _____ and attesting the same by the said _____ as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 72,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me
this 4th day of January, 19 90.

My commission expires 3-3-92 Notary Public

This instrument was prepared by:

Marbut Glenn Gaston, Jr., Lawyer, 2211 Crestmoor Rd., Nashville, TN. 37215

Name Address

94008

IDENTIFICATION REFERENCE

Jan 4 3 12 PM '90

DAVIDSON COUNTY, TN

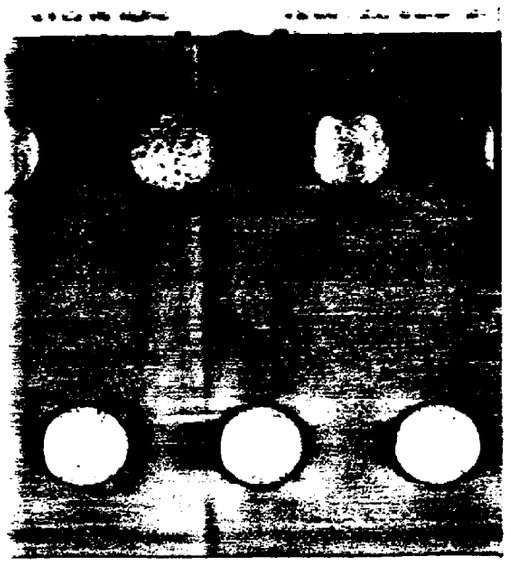
$360.00

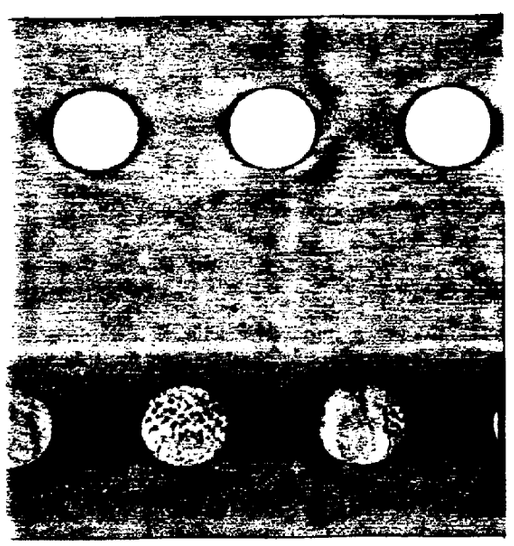
WARRANTY DEED

FROM Lucille S. Martin

TO Phillip W. Byrd and wife, Debra L. Byrd

Tidor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8019 PAGE 457

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	72000.00
CON TX	237.60
PRFEE	1.00
WDEED	6.00
TOTAL	~~244.60~~
CHECK	~~244.60~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/04/90 01 15:13 0001 0298

9400 8.

IDENTIFICATION REFERENCE

JAN 4 3 12 PM '90

DAVIDSON COUNTY, TN

No. 281450