ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Cynthia A. Byers 294 Ocala Drive Nashville, TN 37211	Same	Map and Parcel 162-05-110

This instrument prepared by: Cindy S. Smith, Attorney at Law,
2525 Lebanon Road, Nashville, Tennessee 37214 (Box 27-Bottom)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 (10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Patrick N. Farler and wife, Sara J. Farler,** (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Cynthia A. Byers, unmarried,** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 189 on the Plan of Hickory Valley, Section 1, as of record in Book 4175, page 75, Register's Office for said County.

Said Lot No. 189 fronts a total of 75.56 feet on the north side of Ocala Drive and runs back 148.34 feet on the east line and 117.0 feet on the west line to a line in the rear which measures a total of 81.28 feet thereon.

Being the same property conveyed to Patrick N. Farler and wife, Sara J. Farler, by deed from Donald H. McSwain and wife, Martha G. McSwain, of record in Book 4935, Page 279, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 294 Ocala Drive, Nashville, Tennessee 37211.

CONVEYANCE OF SUCH PROPERTY IS MADE EXPRESSLY SUBJECT TO THE FOLLOWING: (1) The Plan of Record in Book 4175, Page 75, said Register's Office and all matters therein; (2) Restrictive Covenants of record in Book 4353, Page 54 said Register's Office; (3) Tax Lien for the current year, said taxes being prorated and the payment of same assumed by the Grantees; (4) Any and all zoning regulations, building restrictions, setback lines, easements of record and rights-of-way for public utilities of record.

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $64,000.00.

+ Cynthia A Byers
Affiant

Subscribed and sworn to before me this 28th day of February, 1990.

Notary Public
My Commission Expires 11/12/90

NOTARY PUBLIC

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural, the plural shall include the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 28th day of February, 1990.

Patrick N. Farler

Patrick N. Farler

Sara J. Farler

Sara J. Farler

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Patrick N. Farler and wife, Sara J. Farler, with whom I am personally acquainted, or who 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 Nashville, Tennessee, this 28th day of February, 1990.

Cindy S. Smith

Notary Public
My Commission Expires: 11/12/90

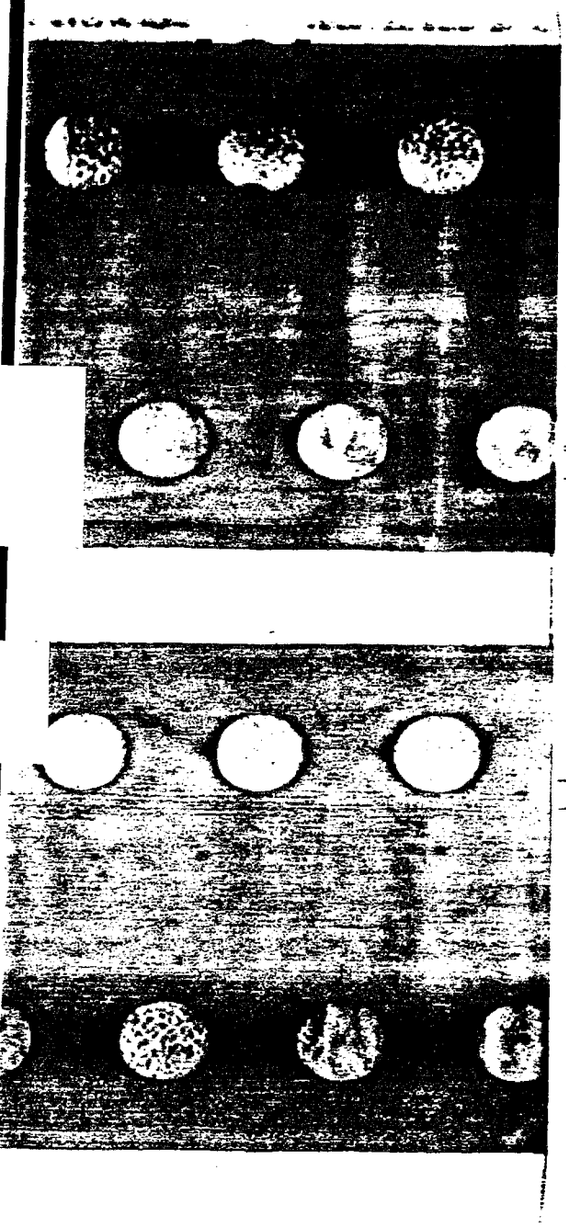
07390

IDENTIF. TREFERENCE

MAR 1 1 51 PM '90

DAVIDSON COUNTY TN.

8462 03/01 0101 03CHECK 218.20



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

RECEIVED OF _____

FOR _____

BOOK 8055 PAGE 422

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT 64000.00	
			CON TX 211.20	
			PRFEE 1.00	
			MDEED 6.00	
			TOTAL 218.20	
			CHECK 218.20	
03/01/90	01	13:51	0001 8462	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07390

IDENTIF. REFERENCE

MAR 1 1 51 PM '90

DAVIDSON COUNTY TN.

No. 296979