THIS INSTRUMENT PREPARED BY:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238
00262615
BOX 35 BOOK 8242 PAGE 866

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mary Delores Byrd	C&S real estate services	MAP 142-5B
(NAME)	(NAME)	
8300 Sawyer Brown, J-304	P.O. Box 656	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 53
Nashville, TN 37221	Tucker, GA 30085-0656	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO 100----------
----------$10.00---------- *Dollars,*

Cash in hand paid by Mary Delores Byrd and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowleded, and for a further consideration the said Mary Delores Byrd have assumed and agree to pay the unpaid balance of an original indebtedness in the amount of $75,000.00 secured by deed of trust of record in Book 6867, page 274, Register's Office for Davidson County, Tennessee, and assigned in Book 6867, page 280, said Register's Office.

Hubert H. Townes and wife, Peggy W. Townes,

Mary Delores Byrd, unmarried

have this day bargained and sold, and do hereby transfer and convey unto the said _____

_____ *the Grantees herein, their (successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. J-304, together with the carport designated J-304-C, on the plan of Amended Section 3, River Plantation Condominium Apartments, of record in Book 4675, pages 75, 76 and 77, as amended in Book 4675, pages 103, 104 and 105, and to which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Hubert H. Townes and wife, Peggy W. Townes, by deed from Joan E. Trammell, unmarried, of record in Book 6867, page 271, Register's Office of Davidson County, Tennessee.

74684

IDENTIF. REFERENCE

Nov 26 11 42 AM '90

DAVIDSON COUNTY TN.

PREP 11/26 0101 08CHECK 276.28

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 81,600.00

Subscribed and sworn to before me this the 21st *day of* November 19 90

Affiant

My commission expires: 1-23-93 (Affix Seal)

Notary Public

unimproved ( )
This is improved ( ) property, known as 8300 Sawyer Brown Road Nashville, TN 37221
(House Number) (Street) J304 P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 21st *day of* November 19 90, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Hubert H. Townes
Hubert H. Townes

Peggy W. Townes
Peggy W. Townes,

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, *a Notary Public in and for said County and State* Hubert H. Townes and wife, Peggy W. Townes

the within named bargainor S, *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 official seal at Nashville, *Tennessee, this* 21st *day of* November, *19* 90.

Cynthia O-Dell
Notary Public

Commission expires 1/23/93

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public 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* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____.

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

_____
Notary Public

Commission expires _____

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WARRANTY DEED

FROM

TO

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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 81600.00
CON TX 269.28
PRFEE 1.00
WDEED 6.00
TOTAL 276.28
CHECK 276.28

~~11/26/90 01 11:41 0001 9839~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

74684

IDENTIF. TREFERENCE

Nov 26 11 42 AM '90

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 375820