B 0 14

FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,000.00

Angela M. Byrd
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF December, 1990

Notary Public

MY COMMISSION EXPIRES: 4/10/94

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Denney, Lackey & Chernau, 424 Church Street, 13th Floor, Nashville, Tennessee 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tracy S. Byrd	FIDELITY FEDERAL BANK, a Federal	Map 43-12-20
(NAME)	(NAME)	
141 Rio Vista Drive	401 Union Street	11D-52580
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, Tennessee 37115	Nashville, Tennessee 37219	
(CITY) (STATE) (P. O. 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, WE, Billy Reno Freeman and wife, Linda Ruth Freeman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tracy S. Byrd and wife, Angela M. 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:

Land in Davidson County, Tennessee, being Lot No. 14 on the subdivision of part of Tracts 6, 7, and 8 of the Anderson Estates, a plan of which is of record in Book 1835, page 121, said Register's Office.

Said Lot No. 14 fronts 100 feet on the westelry side of Rio Vista Drive and extends back between parallel lines 400 feet to a dead line in the rear measuring 100 feet thereon.

Being the same property conveyed to Billy Reno Freeman and Linda Ruth Freeman, his wife by deed from Billy J. Duke and Robert W. Duke as of record in Book 6366, page 963, Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

88 2 11 7 5

IDENTIF. REFERENCE

Dec 28 11 06 AM '90

FELIX Z. LASKOWSKI REGISTER
DAVIDSON COUNTY TN.

2542 12/28 0101 03CHECK 181.90

unimproved ( )
This is improved (XX) property, known as 141 Rio Vista Drive, Madison, Tennessee 37115
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 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.

Witness their hand s this 21st day of December, 19 90

Billy Reno Freeman
Billy Reno Freeman

Linda Ruth Freeman
Linda Ruth Freeman

Linda Ruth Freeman

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned [illegible], a Notary Public in and for said County and State, the within named Billy Reno Freeman and wife, Linda Ruth Freeman

the bargainors, 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 December, 1990.

Notary Public

Commission Expires 11/10/91

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

Notary Public

Commission Expires _____

WARRANTY DEED

FROM
Billy Reno Freeman and wife, Linda Ruth Freeman

TO
Tracy S. Byrd and wife, Angela M. Byrd

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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	53000.00
CON TX	174.90
PRFEE	1.00
WDEED	6.00
TOTAL	181.90
CHECK	181.90

12/28/90 01 11:05 0001 2542

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

82175

IDENTIF. REFERENCE

DEC 28 11 06 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 384919