MAIL TO OWNER

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
FRANKLIN TAYLOR (NAME)	OWNER (NAME)	Map 71-7
214 Queen Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 38
Nashville, Tenn. 37207 (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of ------Twenty Three Thousand and 00/00 ($23,000.00) Dollars

DOLLARS

JAMES D. BYRUM, a single person

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have bargained and sold, and by these presents do transfer and convey unto the said FRANKLIN TAYLOR

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

Land in Davidson County, Tennessee, being the easterly 50 feet of Lot No. 109 on the Map of J. B. Haynie's Oriental Subdivision, as of record in Book 161, pages 26 and 27, Register's Office for Davidson County, Tennessee.

Said part of said lot No. 109 fronts 50 feet on the southerly side of Queen Street and runs back between parallel lines 140 feet to an alley.

Being the same property conveyed to James D. Byrum, and wife, Sarah Frances Byrum, she having since deceased, by deed from R. C. Cox and wife Rose Cox, of record in Book 5433, page 677, Register's Office for Davidson County, Tennessee

22564

JUN 17 9 54 AM '91

4257 06/17 0101 03CHECK 82.90

This is improved (xx) unimproved ( ) property, known as 214 Queen Street, Nashville, Tenn. 37207
(House Number) (Street)

(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 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.

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 14th day of June, 1991.

James D Byrum

x James D. Byrum

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Glenn E. Sager, a Notary Public in and for said County and State, the within named James D. Byrum

the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tenn. this 14th day of June, 1991.

My commission expires Nov. 27, 1993 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 $ 23,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me
this 14th day of June, 1991.

My commission expires Nov. 27, 1993 Notary Public

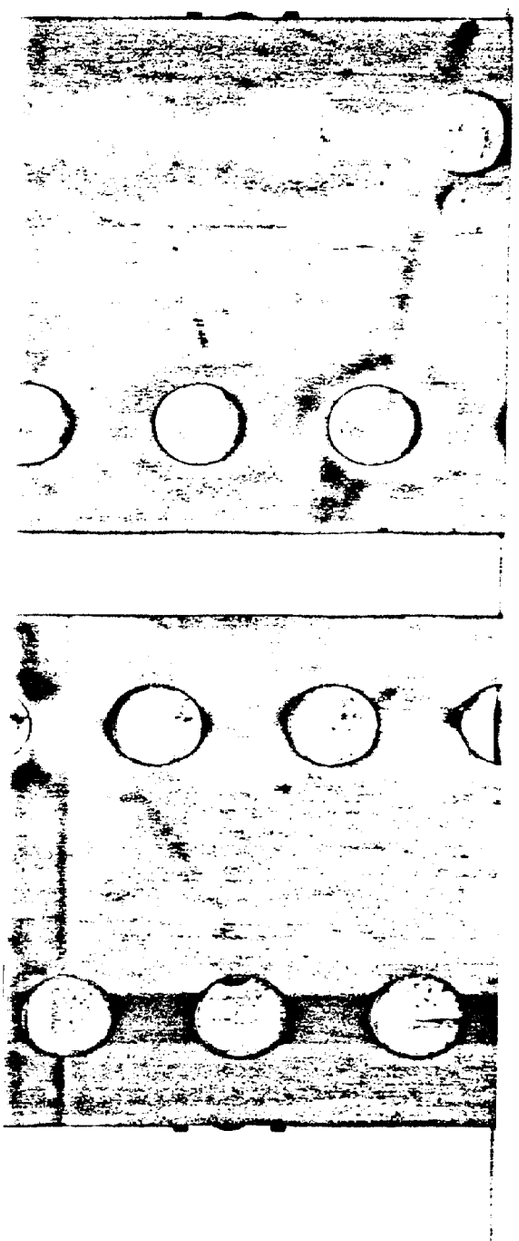
This instrument was prepared by:
Glenn E. Sager, Attorney, 923 Main St. Nashville, Tenn. 37206
Name Address

WARRANTY DEED

FROM JAMES D. BYRUM

TO FRANKLIN TAYLOR

Ticor 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 _____

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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	23000.00
CON TX	75.90
PRFEE	1.00
WDEED	6.00
TOTAL	82.90
CHECK	82.90

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 57 0001 4257

22584

JUN 17 9 54 AM '91

No. 431296