Box 40

BOOK 8431 PAGE 250

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 37,000.00

Ruby A. Byrd
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF August, 19 91

John F. Colley
Notary Public

MY COMMISSION EXPIRES: 9-25-93
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Robert F. Doyle, Attorney, 301 Stahlman Bldg., Nashville, Tennessee. 37201
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
Ruby A. Byrd (NAME)	Ruby A. Byrd (NAME)	Map 83-7
816 McCarn Street (STREET ADDRESS OR ROUTE NUMBER)	816 McCarn Street (STREET ADDRESS)	Par. 63
Nashville, Tenn. 37206 (CITY) (STATE) (P.O. ZIP)	Nashville, Tennessee. 37206 (CITY) (STATE) (ZIP)	27W-16820

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, BERTHA LILLIAN WALDEN ALLEN PFEIFFER AND HUSBAND, WILLIAM M. PFEIFFER, SR.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RUBY A. BYRD, a single person

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. 10 on the Plan of McCarn Subdivision, as of record in Book 2854, page 121, and amended by instrument of record in Book 3166, page 481, Register's Office for said County, described as follows:

Beginning on the easterly margin of McCarn Street, at the corner of Lots Nos. 10 and 11; thence with the line between said two Lots, easterly 145 feet to a point in the western boundary line of Lot No. 9; thence with the line between said Lots Nos. 9 and 10, northerly 50.58 feet to the southerly margin of Waters Avenue; thence with the same, south 86 deg. 08' west 124.61 feet to the beginning of a curve; thence around said curve, having a radius of 20 feet, southwesterly 31.64 feet to the easterly margin of McCarn Street; thence with the same, southerly 31.03 feet to the beginning.

Being the same property conveyed to Bertha Lillian Walden Allen Pfeiffer and husband, William M. Pfeiffer, Sr. by deed from Bertha Lillian Walden Allen Pfeiffer of record in Book 5653, page 667, said Register's Office.

This is unimproved ( ) improved (X) property, known as 816 McCarn Street, Nashville, Tennessee. 37206
(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 our hands this 29th day of August, 1991

Bertha Lillian Walden Allen Pfeiffer
BERTHA LILLIAN WALDEN ALLEN PFEIFFER

William M. Pfeiffer, Sr.
WILLIAM M. PFEIFFER, SR.

BOOK 8431 PAGE 251

STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Bertha Lillian Walden Allen Pfeiffer and William M. Pfeiffer, Sr.

the 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 29 day of August, 19 91.

Commission Expires 9-25-93

_____ Notary Public

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
Bertha Lillian Walden Allen Pfeiffer and husband, William M. Pfeiffer, Sr.

TO
Ruby A. Byrd

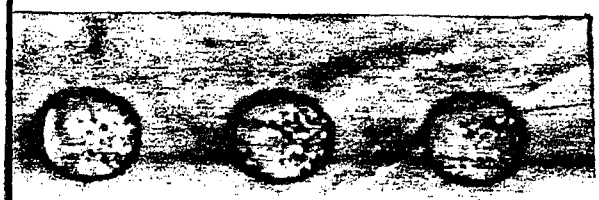
ATTORNEYS TITLE
A Minnesota Title Company

SUITE 175 — 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

42980

AUG 29 1 51 PM '91

RECEIVED FROM TITLE GUARANTY 08/29/91 0101 03CHECK 125.40



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8431 PAGE 252

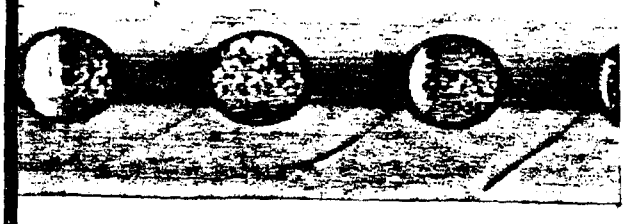
CO CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 320.00
ERR CO
CAMT 320.00-
CAMT 32000.00
CON TX 118.40
PRFEE 1.00
WDEED 6.00
TOTAL 125.40
CHECK 125.40

08/29/91 01 13:56 0001 811

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



42980

TENNESSEE

AUG 29 1 51 PM '91

No. 454596