[ADDRESS NEW OWNER:	] SEND TAX BILLS TO:	] MAP-PARCEL NOS.]
[Jeffrey Alan Byrd	] NationsBanc Mortgage Corp.]	]
[Carol Thompson Byrd	] of Virginia	] Map and Parcel]
[858 Royal Crest	] ATTN: Tax Dept.	]
[Nashville, TN 37214	] 1512 Willow Lawn Drive	] 096-14-0 039.00]
[	] Richmond, VA 23230	]
[This instrument prepared by: Cindy S. Smith, Attorney at Law,		]
[2605 Elm Hill Pike, Nashville, TN 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, **Robert Walter Pruette, a widower,** (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Jeffrey Alan Byrd and Carol Thompson Byrd, husband and wife,** the ("Grantee"), Grantee's 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. 128 on the Plan of Twin Lawn Subdivision of record in Book 2331, page 9, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Lot No. 128 fronts 67.0 feet on the easterly margin of Colfax Drive and extends back between lines 170.6 feet on the northerly side and 205.8 feet on the southerly side to a dead line in the rear on which it measures 108 feet.

Being the same property conveyed to Robert Walter Pruette and wife, Margaret R. Pruette, by deed from J. Claud Smith and wife, Billie Katherine Smith, of record in Book 2491, page 209, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 821 Colfax Drive, Nashville, Tennessee 37214.

Margaret R. Pruette is now deceased.

CONVEYANCE OF SUCH PROPERTY IS MADE EXPRESSLY SUBJECT TO THE FOLLOWING: (1) The Plan of Record in Book 2331, Page 9, said Register's Office and all matters therein; (2) Taxes for current year, said taxes being prorated and payment of same being assumed by the Grantees; (3) Restrictive Covenants of record in Book 2338, Page 511, said Register's Office.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]
[The actual consideration or value, whichever is greater for this]
[transfer is $52,500.00.]
[X Jeffrey Alan Byrd]
[Affiant]
[Subscribed and sworn before me this 21st day of February 1992]
[Cindy S. Smith]
[Notary Public]
[My Commission Expires: 7-23-94]

NOTARY PUBLIC
STATE OF TENNESSEE

87145

IDENTIF. REFERENCE

FEB 26 2 04 PM '92

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY TN

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 and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 21st day of February, 1992.

Robert Walter Pruette

Robert Walter Pruette

By: Thomas H. King

Thomas H. King, Conservator for Robert W. Pruette who is one and the same as Robert Walter Pruette as authorized under Letter of Conservatorship in the Probate Court for Davidson County, Tennessee, Docket No. 97944.

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 Robert Walter Pruette with whom I am personally acquainted, or who proved to me on 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 _____ day of _____, 1992.

Notary Public
My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

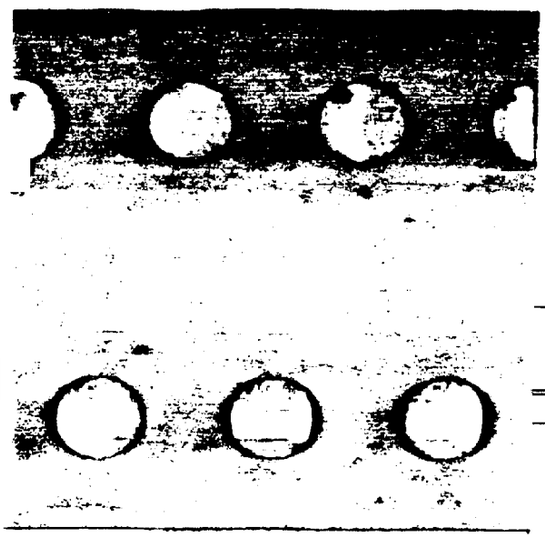
Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named Thomas N. King, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged himself to be the duly appointed conservator of Robert Walter Pruette who is one and the same as Robert W. Pruette, and is authorized as said conservator to execute this instrument on Robert Walter Pruette's behalf.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of February, 1992.

Notary Public
My Commission Expires: 7-29-94

MAR 02 '92 10:01 03CHECK 201-25

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



RECEIVED OF _____

FOR _____

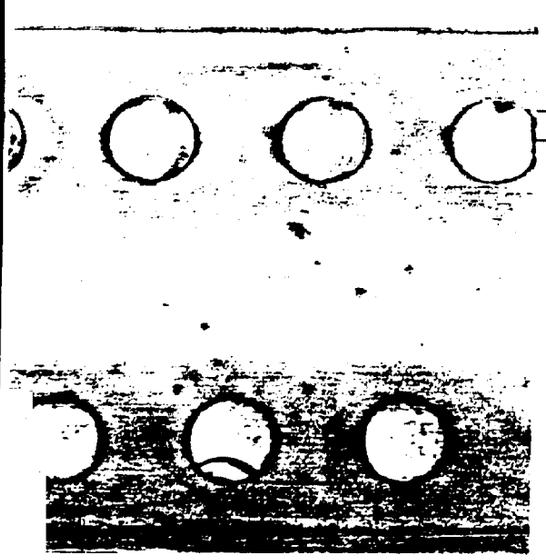
BOOK 8558 PAGE 839

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 52500.00
CON TX 194.25
PRFEE 1.00
WDEED 6.00
TOTAL 201.25
CHECK 201.25

02/26/92 01 14:05 0001 4553



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

87145

IDENTIF. REFERENCE

FEB 26 2 04 PM '92

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 505076