THIS INSTRUMENT PREPARED BY:
SHELTON HATCHER, ATTORNEY
311 EAST MAIN STREET
HENDERSONVILLE, TENNESSEE 37075
TN SUPREME COURT NO. 2657

OUR FILE NUMBER: R-1743

MAP/GROUP/PARCEL
053-09-0-082.00

NEW OWNER'S ADDRESS:
Jimmy C. Byrd and wife,
Denise J. Byrd
1414 Apache Lane
Madison, Tennessee 37115

SEND TAX BILLS TO:
NationsBanc Mortgage Corporation
P.O. Box 26388
Richmond, VA 23260-6388

TAX [illegible] 254.94

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, the receipt of which his hereby acknowledged, we, Philip E. Smith and wife, Pamela S. Smith, hereinafter called Grantors, do hereby transfer and convey unto Jimmy C. Byrd and wife, Denise J. Byrd, their heirs and assigns, hereinafter called Grantees, property described as follows:

Land in Davidson County, Tennessee.

BEING Lot No. 49-A on the Plan of Phase II, Kimbolton, of record in Plat Book 6900, Page 946, Register's Office for said county, to which plat reference is hereby made for further description of said property.

BEING the same property conveyed to grantors herein by Deed of record in Book 7913, Page 856, Register's Office for said county.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantors covenant with grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered except for the Deed of Trust hereinafter mentioned and except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

PHILLIP E. SMITH and PHILIP E. SMITH IS ONE AND THE SAME PERSON.

04507

IDENTIF. T REFERENCE

APR 24 10 07 AM '92

FILED & RECORDED
DAVIDSON COUNTY TN.

ASSUMPTION CLAUSE

As part of the purchase price of the above described premises, the grantees hereby expressly assume and agree to pay an existing mortgage evidenced by a Deed of Trust of Record in Book 7913, Page 859, Register's Office for Davidson County, Tennessee, in the original amount of $62,280.00, the same being payable to Sovran Mortgage Corporation, now known as NationsBanc Mortgage Corporation of Virginia.

GRANTEES execute this Deed as evidence of their assuming and promising to pay the debt hereinabove described.

Phillip E. Smith

Pamela S. Smith

Jimmy C. Byrd

Denise J. Byrd

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Phillip E. Smith and wife, Pamela S. Smith and Jimmy C. Byrd and wife, Denise J. Byrd, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as their free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 22nd day of April, 1992.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
2-1-94

SHELTON HATCHER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $66,169.49.

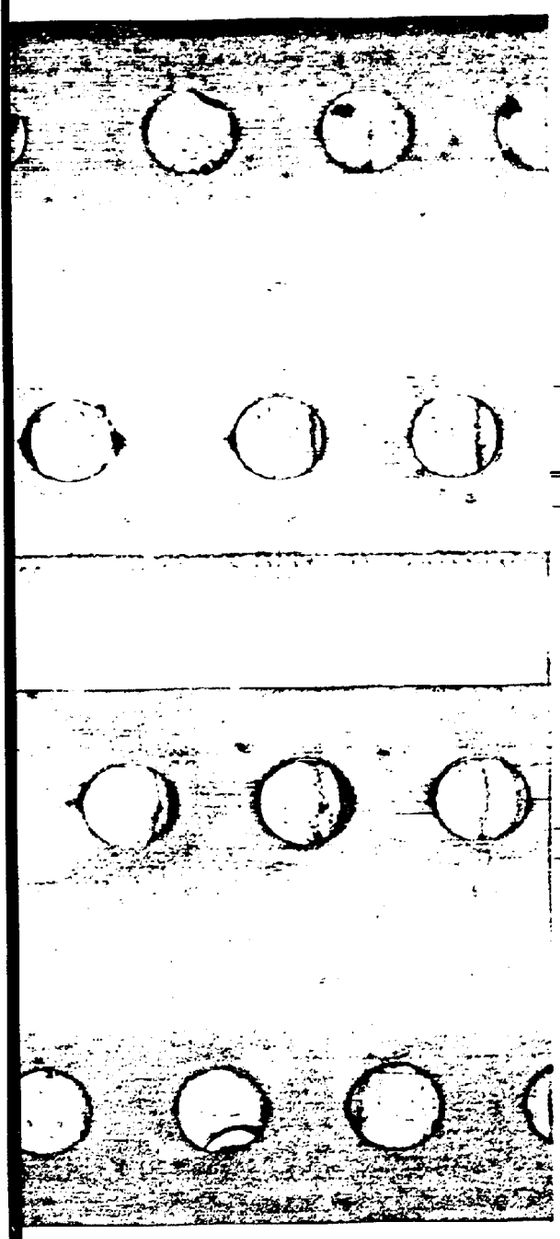
AFFIANT

Sworn to and subscribed before me, this the 22nd day of April, 1992.

NOTARY PUBLIC

My Commission Expires:
2-1-94

SHELTON HATCHER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8609 PAGE 447

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	66169.49
CON TX	244.94
PRFEE	1.00
WDEED	9.00
TOTAL	254.94
CHECK	254.94

~~24/24/92 01 10:08 0001 3711~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

Q 4 5 0 7

IDENTIF. TREFERENCE

APR 24 10 07 AM '92

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 524521