STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $835,000.00.

Donna C Byrd
Affiant

Subscribed and sworn to before me this 4th day of September, 1992.

Wesley D Turner
Notary Public

My Commission Expires: 7/22/95

This instrument prepared by:
George V. Crawford, Jr.
Gullett, Sanford, Robinson & Martin
P. O. Box 2757
Third Floor
230 Fourth Avenue, North
Nashville, TN 37219-0757

Address new owner as follows:	Send Tax Bills to:	Map-Parcel Numbers
J. W. Thomas Byrd and wife, Donna C. Byrd 310 Clarendon Avenue Nashville, TN 37205	SAME	116-06-013 BM 06090

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ANNE HASSETT ZELLE AND HUSBAND, ROBERT ZELLE**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **J. W. THOMAS BYRD AND WIFE, DONNA C. BYRD**, hereinafter called the Grantees, their heirs and assigns, a certain tract of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, City of Belle Meade, being Lot No. 2 on the Final Plat of Zelle Subdivision, as of record in Book 7900, page 404, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Anne Hassett Zelle, by deed from Lisinka Farrell Southgate, a widow, of record in Book 2541, page 51, Register's Office for said County, and a portion of the same property conveyed to Robert K. Zelle by deed from Belle Meade Builders, Inc., of record in Book 6354, page 961, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 1992 Metro taxes and City of Belle Meade taxes, a lien not yet due and payable which have been prorated and assumed by Grantees. By acceptance of delivery of this deed, Grantees assume and agree to timely pay such taxes and to indemnify and hold harmless Grantors of liability and loss from failure to pay such taxes.

2. Easement for sanitary sewer conveyed to City of Belle Meade of record in Book 5828, page 881, Register's Office for said County.

3. Overhead Line Easement granted to Metropolitan Govenment of record in Book 5992, page 799, Register's Office for said County.

4. Matters shown on the Plat of record in Book 7900, page 404, Register's Office for said County.

5. The portion of the subject property along the northerly line which was formerly included within Lot 14 on the Resubdivsion of Lots 12, 13 and 14 Bonaventure Place of record in Plat Book 5200, page 448, Register's Office for said County, and which is now included in Lot 2 on the Final Plat of Zelle Subdivision, as more particularly described herein, is subject to the Declaration of Covenants, Conditions and Restrictions for Bonaventure Place of record in Book 5901, page 295, Register's Office for said County.

This is improved property, known as 310 Clarendon Avenue, Nashville, TN 37205.

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.

WITNESS our hands this 4th day of September, 1992.

Anne Hassett Zelle

By: Robert Zelle, Attorney-in-Fact pursuant to Power of Attorney of record at Book 8724, page 206, Register's Office for Davidson County, Tennessee

Robert Zelle

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Robert Zelle**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 4th day of September, 1992.

Wesley D. Turner
Notary Public

My Commission Expires: 7/22/95

WESLEY D. TURNER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING ON THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ROBERT ZELLE**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of September, 1992.

Wesley D. Turner
Notary Public

My Commission Expires: 7/22/95

WESLEY D. TURNER NOTARY PUBLIC AT LARGE TENNESSEE STATE

4525 09/08 0101 03CHECK 3102.50

43885.

IDENTIFICATION REFERENCE

SEP 8 10 24 AM '92

DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 8724 PAGE 211

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
835000.00
CON TX 3089.50
PRFEE 1.00
WDEED 12.00
TOTAL 3102.50
CHECK 3102.50

09/08/92 01 10:25 0001 4525

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4388.5

IDENTIFICATION REFERENCE

SEP 8 10 25 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 568198