PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (KD)

Dav. Co. File: Box 8

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 330000.00

Affiant

Sworn and subscribed before me this 16th day of December, 1992.

Notary Public

My Comm. Expires: Sept 14, 1995

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

ADDRESS NEW OWNER:	RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NUMBERS
Phillip M. Trella 1216 Nichol Lane Nashville, Tennessee 37205	Leader Federal Bank for Savings P. O. Box 2926 Memphis, Tennessee 38101	130-9-163

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **J. W. Thomas Byrd and spouse, Donna C. Byrd,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Phillip M. Trella and spouse, Lindsey S. Trella,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, bein gLot No. 11, on Block 3, on the Plan of The Highlands of Belle Meade, as shown on plat of record in Plat Book 547, Page 180 in the Register's office of Davidson County, Tennessee, to whoch plat reference is hereby made for a more complete description.

BEING the same property conveyd to J. W. Thomas Byrd and spouse, Donna C. Byrd by deed from Dr. David M. Glassford, Jr. and wife, Nancy L. Glassford of record in Book 7578, Page 651, said Register's Office for Davidson County, Tennessee.

SUBJECT to Restrictive covenant conatined in instrument of record in Book 722, Page 547, Book 723, Page 95, Book 723, Page 516, Book 923, Page 114, said Register's Office

This instrument is executed on behalf of J. W. Thomas Byrd by Donna C. Byrd as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

7.50 24

IDENTIFICATION REFERENCE

DEC 18 [illegible] '92

DAVIDSON COUNTY, TN

3170 12/18 0101 03CHECK 1230.00

This is improved property, known as: 1216 Nichol Lane, Nashville, Tennessee 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 16th day of December, 1992.

J. W. Thomas Byrd, By: Donna C. Byrd, Atty-In-Fact

Donna C. Byrd

State of Tennessee
County of Davidson

On this 16th day of December, 1992, before me the undersigned authority, personally appeared **Donna C. Byrd,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: Sept 14, 1995

Notary Public

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Donna C. Byrd**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **J. W. Thomas Byrd**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 16th day of December, 1992.

Christy Wilkins Ivey
Notary Public

My Commission Expires: Sept 16, 1995

EXHIBIT "A"
To
WARRANTY DEED

FROM: J. W. Thomas Byrd and Donna C. Byrd

TO: Phillip M. Trella and Lindsey S. Trella

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

Donna C. Byrd
Donna C. Byrd, Affiant

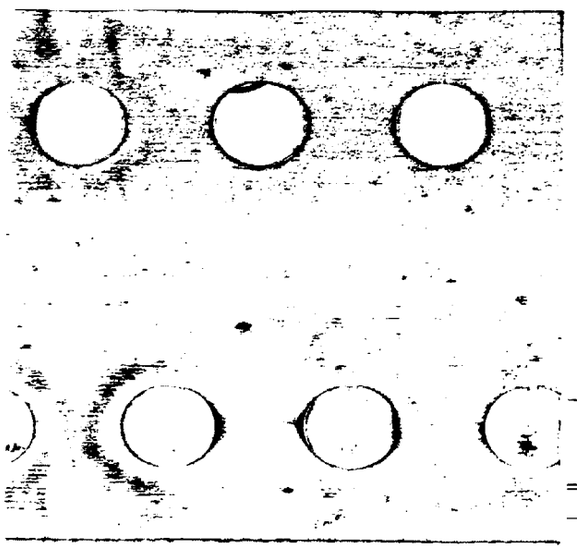
Sworn to and subscribed before me this

16th day of December, 1992.

Christy Wilkins Ivey
Notary Public

My Commission Expires: Sept 16, 1995

CHRISTY WILKINS IVEY
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE



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

RECEIVED OF _____

FOR _____

BOOK 8817 PAGE 712

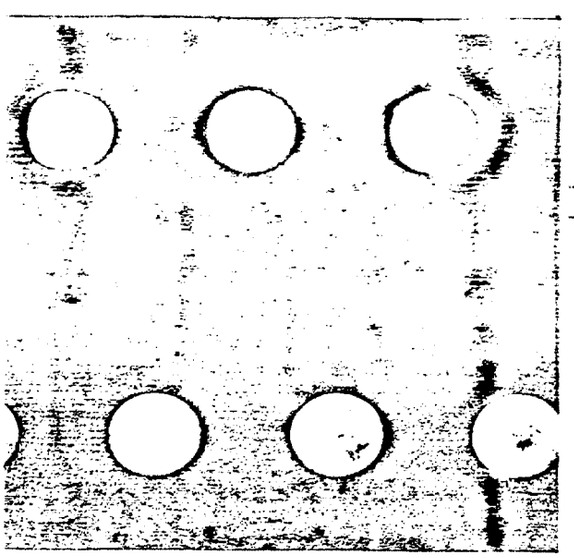
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

	CAMT
	330000.00
CON TX	1221.00
PRFEE	1.00
WDEED	8.00
TOTAL	1230.00
CHECK	1230.00

12/18/92 01 10:06 0001 3190

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



7.5.0.2 4.

IDENTIFICATION REFERENCE

DEC 18 [illegible] AM '92

[illegible]
DAVIDSON COUNTY, TN

No. 602362