BOOK 8844 PAGE 711

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00
Donnie R. Broadway, Sr.
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF JANUARY 1993.
D. Edmund
Deputy Register

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF February 19 88
Notary Public
MY COMMISSION EXPIRES
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PATRICIA SPICER CARDEN, ATTY.
236 Fourth Avenue North Suite 200 Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS	Send Tax Bills To/Mortgagee Is:	MAP-PARCEL NUMBERS
Donnie R. Broadway, Sr. (NAME)	Same/James D. Byrum (NAME)	14D 35025
1409 Bain Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 8703 (STREET ADDRESS)	005-00-0-007.00
Madison, TN. 37115 (CITY) (STATE) (P. O. ZIP)	Nashville, TN. 37207 (CITY) (STATE) (ZIP)	14D 35130
		009-00-0-005.00

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, James D. Byrum, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donnie R. Broadway, Sr.

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:

SEE ATTACHED EXHIBIT A

Being the same property conveyed to James D. Byrum and wife, Sara F. Byrum by deed from Bobby R. Lynn and wife, Betty Wray Lynn of record in Book 4464, page 616, Register's Office for Davidson County, Tennessee. Sara F. Byrum having since died.

This conveyance is made subject to an easement for the flow of any creeks or branches and the title to that portion of the premises within the bounds of any roads or highways.

Seller to vacate property as soon as possible but no later than 30 days from date of deed.

unimproved ( )
This is improved (X) property, known as 8098 Jackman Road, Joelton, TN 37080
(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 my hand this 16th day of February, 19 88

James D. Byrum
James D. Byrum

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INDIVIDUAL ACKNOWLEDGEMENT

State of Tenneesee

County of Davidson

Personally appeared before me, the undersigned, a Notary Public of said county, James D. Byrum, unmarried

the within named bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this 16th day of February, 1988

Patricia Spicer Carden
NOTARY PUBLIC

My commission expires: 7-13-91

NOTARY PUBLIC STATE OF TENNESSEE LARGE AT

CORPORATE ACKNOWLEDGEMENT

State of _____

County of _____

Before me, _____ of 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 President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

WITNESS my hand and seal, at office in _____,

this _____ day of _____, 19____.

_____
NOTARY PUBLIC

My commission expires:

_____

WARRANTY DEED

FROM
James D. Byrum

TO
Donnie R. Broadway, Sr.

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

PATRICIA SPICER CARDEN
Attorney at Law
101 Westpark Drive, Suite 350
Brentwood, Tennessee 37027

EXHIBIT A BOOK 8844 PAGE 713

A tract of land in the 14th, formerly the 24th Civil District of Davidson County, Tennessee, described according to a copy of a survey thereof made by Norris H. Hickerson, Surveyor, on March 17, 1951, as follows:

Beginning at a point, a railroad spike in the center line of Jackman Road, opposite a fence post in the east right-of-way of a private drive, thence along the center line of Jackman Road in a Westerly direction aound a curve having a radius of 940 feet, a total distance of 831 feet to a spike; thence leaving said road, Northwesterly 52.5 feet to a point in the center line of a branch, in the East line of the Crowder property, formerly the Moore property; thence along said branch as follows: North 25° West 246 feet, North 54° 57' West 100 feet, North 29° West 88 feet, North 47° 10' West 125 feet, North 2° 55' West 131 feet, North 52° 10' West 143 feet, South 88° West 106 feet, North 45° 50' West 245 feet to a corner of the Crowder property and a corner of the land of Jim Sterring, in the center line of said branch; thence continuing with the center line of said branch along Sterring's land, as follows: North 81° 30' West 136 feet, North 1° East 218.5 feet, North 49° West 147 feet, North 2° 30' West 204 feet, North 1° West 167.1 feet, North 21° 10' West 141 feet to a point in the center of said branch opposite a 36-inch sycamore tree near a cross on a rock on the bank of said branch; thence South 87° 30' East, passing the top of a bluff at 118 feet, and continuing through a 3-inch hackberry in an old fence line at 344 feet, and continuing 274 feet to a 15-inch town red oak, and continuing along said old fence line in the same direction a total distance from the center of said branch of 2,156.5 feet to a hub; thence South 4° 15' East, passing a wire fence at 49 feet, and crossing a creek, a total distance of 215 feet to a cross on a rock in the center line of a hollow, said point being in the West line of the Paradice lands, thence along Paradice's line as follows: South 25° East 42 feet to a cross on a rock, South 4° 15' East 209.5 feet to a cross on a rock in the hollow; thence South 0° 30' East 139.6 feet to a cross on a rock; and continuing with the center line of said hollow South 27° 10' West 188 feet to a point; thence South 23° 45' West 168 feet, South 17° 50' West 90 feet; thence South 5° West 340 feet; thence South 6° 30' West 25 feet to the point of beginning, and containing 57 acres, more or less. And being the same property described as Tracts I and II in prior conveyances.

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RECORDING FEES ARE BASED ON THE LENGTH OF THE DOCUMENT AND NUMBER OF PAGES ACTUALLY RECORDED

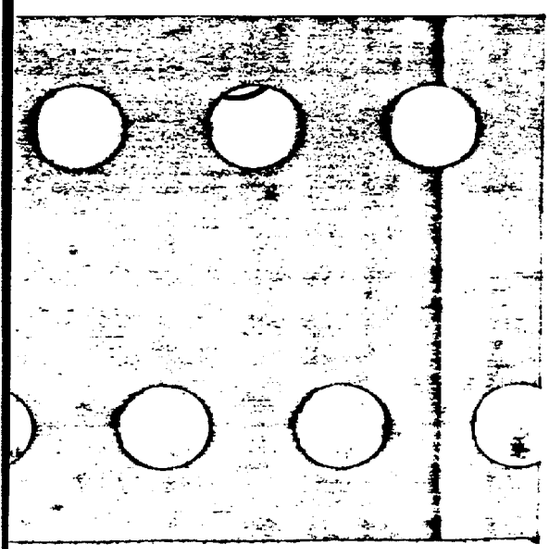
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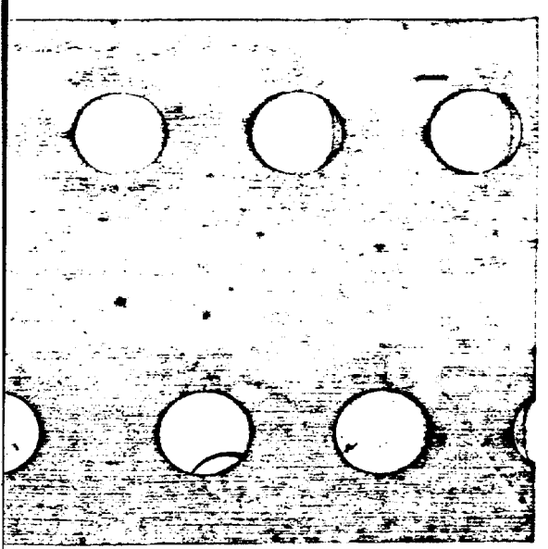
IDENTIFICATION REFERENCE

JAN 20 2 29 PM '93

DAVIDSON COUNTY, TN

PICK-UP





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

RECEIVED OF _____

FOR _____

BOOK 8844 PAGE 714

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 125000.00
CON TX 462.50
PRFEE 1.00
WDEED 12.00
TOTAL 475.50
CHECK 475.50

01/20/93 01 14:28 0001 8121

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8466.2'

IDENTIFICATION REFERENCE

JAN 20 2 30 PM '93

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 612862