WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 102,000.00

Frederick S. Lawrence
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF December, 1993

Notary Public

MY COMMISSION EXPIRES: May 7, 1997
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frederick S. Lawrence (NAME)	BarclaysAmerican/Mortgage (NAME)	MAP 117-8
1515 Gale Avenue (ADDRESS)	5032 Parkway Plaza Blvd., Bldg 8 (ADDRESS)	PARCEL 219
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Charlotte, NC 28217 (CITY) (STATE) (ZIP)	

FOR AND 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 W. Byrd, married, Mollie W. Byrd, unmarried and Melvin Lee Arnold, Jr., married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Frederick S. Lawrence and Velvet Hunter, both unmarried, as joint tenants with right of survivorship and not as tenants in common

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:

Land in Davidson County, Tennessee, being Lot No. 14 on the map of B. J. McCarthy's Subdivision, as of record in Book 421, page 170, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Included in the above description, but excluded therefrom, is the property conveyed to the State of Tennessee, of record in Book 4789, page 679, said Register's Office.

Being the same property conveyed to James W. Byrd, Mollie W. Byrd and Alma Byrd Arnold by deed from Neal J. Hardy of Washington D. C., as Federal Housing Commissioner, of record in Book 3252, page 613, Register's Office for Davidson County, Tennessee. The said Alma Byrd Arnold having since died and leaving her interests in said property to Melvin Lee Arnold, Jr. And I, Gloria G. Arnold, wife of Melvin Lee Arnold, Jr., join in the execution of this instrument for the purpose of transferring all right, title and interest which I may have in said property by virtue of my marriage or otherwise. And I, Barbara F. Byrd, wife of James W. Byrd, join in the execution of this instrument for the purpose of transferring all right, title and interest which I may have in said property by virtue of my marriage or otherwise.

This conveyance is subject to any and all existing restrictions and easements of record.

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

unimproved ( )
This is improved (X) property, known as 1515 Gale Avenue, Nashville, TN 37212
(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 our hand s this 15th day of December 19 93

James W. Byrd

Mollie W. Byrd

Barbara F. Byrd
Attorney in Fact

Melvin Lee Arnold, Jr.
Attorney in Fact

Gloria G. Arnold
Attorney in Fact

BOX 15

BOOK 9191 PAGE 123

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 James W. Byrd and Mollie W. Byrd

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and [illegible] acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 15th day of December

Commission expires May 7, 1997

Notary Public

LARRY L. WESTBROOK NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 15th day of December, 1993, before me personally appeared James W. Byrd, to me known to be the person (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument in behalf of Melvin Lee Arnold, Jr., Gloria G. Arnold and Barbara F. Byrd, and acknowledged that he executed the same as the free act and deed of the said Melvin Lee Arnold, Jr., Gloria G. Arnold and Barbara F. Byrd.

NOTARY PUBLIC

My Commission Expires: May 7, 1997

LARRY L. WESTBROOK NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

98129

IDENTIFICATION REFERENCE

93 DEC 17 PM 2:10

REGISTER
DAVIDSON COUNTY, TN.

Warranty Deed from James W. Byrd and Mollie W. Byrd and Melvin Lee Arnold, to Frederick S. Lawrence and Velvet Hunter.

Return to:
Steltemeier & Westbrook, Attys
2002 Richard Jones Rd., C-101
Nashville, TN 37215

5523 12/17 0101 03CHECK

386-40

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9131 PAGE 124

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	102000.00
			CON TX	377.40
			PRFEE	1.00
			WDEED	8.00
			TOTAL	386.40
			CHECK	386.40
12/17/93	01		14:14 0001	5523

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98129
IDENTIF. & REFERENCE

93 DEC 17 PM 2:10
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.735504