WARRANTY DEED

BOOK 9403 PAGE 802

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 63,150.00

Martha E. Harper
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF July, 1994

Notary Public

MY COMMISSION EXPIRES: 7-22-97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Premier Title & Escrow, Inc., 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Pete J. Harper (NAME)	Biltmore Mortgage Corporation (NAME)	MAP 76-1
1719 Bakers Grove Road (ADDRESS)	4301 Hillsboro Road, Suite 300 (ADDRESS)	PAR 78
Hermitage, Tennessee 37076 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37215 (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, David Q. Byrd and wife, Floriene W. Byrd

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Pete J. Harper and wife, Martha E. Harper

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. 571, Tulip Grove, Section Ten, of record in Plat Book 5800, page 199, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being part of the same property conveyed to David Q. Byrd and wife, Floriene W. Byrd, by deed from Aubrey H. Johnson, Jr. and wife, Thea T. Johnson, of record in Book 6151, page 318, said Register's Office.

This conveyance is subject to any and all easements and restrictions of record; existing leases; and 1994 taxes which have been prorated at closing and will be paid by Grantees when due.

69779
IDENTIF. & REFERENCE
94 JUL 11 AM 11:33
FELIX E. [illegible] REGISTER
DAVIDSON COUNTY, TN.

NON-ENV.

unimproved ( )
This is improved (X) property, known as 564-566 Tulip Grove Road, Hermitage, Tennessee 37076
(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.

This deed is granted in consideration of an Internal Revenue Code Section 1031 tax-free exchange.

Witness our hand s this 7th day of July, 19 94

David Q. Byrd

Floriene W. Byrd

STATE OF TENNESSEE
COUNTY OF DAVIDSON BOOK 9403 PAGE 803

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David Q. Byrd and wife, Floriene W. Byrd

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 7th day of July 1994.

Commission expires 11-26-94

Notary Public

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

3524 07/11 0101 03CHECK 242.66

MC H

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

RECEIVED OF _____

FOR _____

BOOK 9403 PAGE 804

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 63150.00
				CON TX 233.66
				PRFEE 1.00
				WDEED 8.00
				TOTAL 242.66
				CHECK 242.66
			07/11/94 01	11:33 0001 5524

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

69779 IDENTIF. ↑ REFERENCE

94 JUL 11 AM 11:33

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 812147