82309

IDENTIF. & REFERENCE

PICK-UP BOOK 9439 PAGE 821

UNIT D-3 GLENCOURT
BBSJr/jas
8/15/94

94 AUG 18 AM 10:00

REGISTER
DAVIDSON COUNTY, TN.

ADDRESS NEW OWNERS:	TAX RESPONSIBILITY:	MAP-PARCEL NOS. FIELD BOOK NO.
Mary C. Ragland Unit 108 (D-3) Glencourt Condominiums 615 Belle Meade Boulevard Nashville, TN 37205	SAME	130-2-A-11 BM-27011
THIS INSTRUMENT PREPARED BY: WHITE & REASOR, 3305 WEST END AVENUE, NASHVILLE, TENNESSEE 37203		

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Barney D. Byrd and wife, Elena C. Byrd ("Grantors") have bargained and sold, and by these presents do transfer and convey unto Mary C. Ragland, unmarried ("Grantee"), her heirs and assigns, certain real estate in Davidson County, Tennessee ("Property"), more particularly described as follows:

> LAND in Davidson County, Tennessee, being Unit No. D-3, on the Plan of Glencourt Condominiums, according to the Master Deed of record in Book 6396, page 825, re-recorded in Book 6402, page 279, in the Register's Office of Davidson County, Tennessee, and more particularly described in Plat Book 6250, page 162, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
>
> BEING the same property conveyed to Grantors by Deed of Record in Book 6835, page 474, Register's Office for Davidson County, Tennessee.

This conveyance of the Property and all covenants and warranties contained herein are made expressly subject to the following matters:

1. Real estate taxes for 1994, a lien, not yet due and payable. The parties have prorated the taxes as of this date, and Grantee has assumed the obligation to pay 1994 taxes.

2. Easement in favor of City of Belle Meade for sanitary sewer of record in Book 5799, page 510, said Register's Office.

3. The plan of record in Book 6250, page 162, said Register's Office, shows an owner's certificate, certain setback lines and certain easements.

4. The provisions of the Tennessee Horizontal Property Act, as amended; all conditions, covenants, restrictions, options, burdens, liens, assessments, and other undertakings and encumbrances contained in the Master Deed establishing a Horizontal Property Regime of Glencourt Condominiums, of record in Book 6396, page 825, as amended in Book 6402, page 279, said Register's Office, and the By-laws appended thereto, of record in Book 6396, page 855, said Register's Office, as amended in Book 6402, page 309, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $350,000.00.

Mary C. Ragland
Affiant

SUBSCRIBED AND SWORN to before me, this 17th day of August, 1994.

5-24-97
My Commission Expires

Barett B. Tuttle Jr.
Notary Public

TO HAVE AND TO HOLD the said Property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever. Grantors covenant with Grantee that Grantors are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and that the same is unencumbered except as set forth hereinabove.

Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property of the Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

This is improved Property known as Unit 108 Glencourt Condominiums, 615 Belle Meade Boulevard, Nashville, Tennessee 37205.

IN WITNESS WHEREOF, Grantors have executed this General Warranty Deed on this 17th day of August, 1994.

GRANTORS:

Barney D. Byrd

Elena C. Byrd A-1-F

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Barrett B. Sutton, Jr., a Notary Public for the State and County aforesaid, Barney D. Byrd, 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 17th day of August, 1994.

Barrett B. Sutton, Jr.
Notary Public

My commission expires:
5-24-97

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Barrett B. Sutton, Jr., a Notary Public in and for the County and State aforesaid, Barney D. Byrd, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument in behalf of, and as Authorized Agent and Attorney-in-Fact for Elena C. Byrd, and acknowledged that he executed the same as the free act and deed of the said Elena C. Byrd, and on her behalf, for the purposes therein contained.

WITNESS MY HAND AND SEAL, at office in Nashville, Tennessee, this the 17th day of August, 1994.

Barrett B. Sutton, Jr.
Notary Public

My commission expires:
5-24-97

6129 08/18 0101 03CHECK 1308.00

124122



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

RECEIVED OF _____

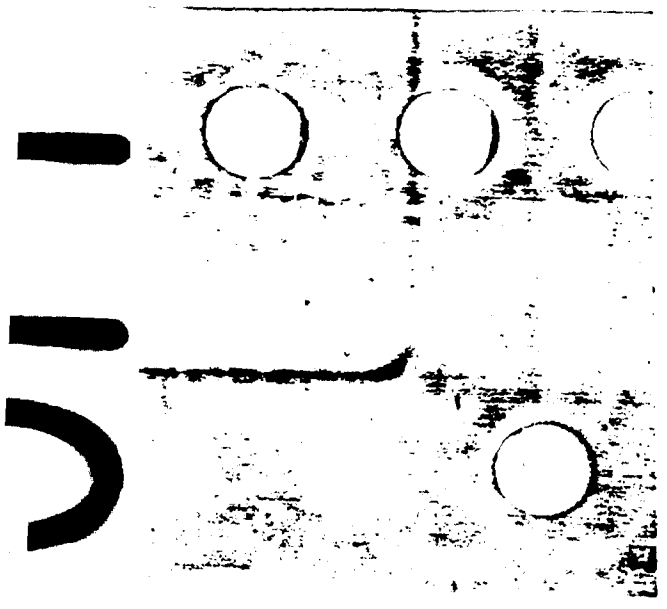
FOR _____

BOOK 9439 PAGE 824

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	
			350000.00	
			CON TX	1295.00
			PRFEE	1.00
			WDEED	12.00
			TOTAL	1308.00
			CHECK	1308.00
08/18/94	01	10:00	0001	9129

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



82309
IDENTIF. # REFERENCE

94 AUG 18 AM 10:00
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 825573