FILED 9482PG814 BOX 15

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 85,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF September 19 94

Notary Public

MY COMMISSION EXPIRES: May 25, 1996
(AFFIX SEAL)

LEE E. C... NOTARY PUBLIC AT ... STATE

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
Charles W. Ignaczak (NAME)	Southeastern Mortgage (NAME)	MAP 146-4 #79
4805 Timberhill Drive (ADDRESS)	565 Marriott Drive, Suite 250 (ADDRESS)	
Nashville, Tn 37211 (CITY) (STATE) (ZIP)	Nashville, TN 37210 (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 T. Byland and wife, Mary E. Byland

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles W. Ignaczak and wife, Gwendolyn L. Nicholas

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. 19 on the Plan of Elysian Meadows Addition, Section Two, as of record in Book 2663, page 101, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James T. Byland and wife, Mary E. Byland by deed from Luke B. Skelley and wife, Gwen C. Skelley of record in Book 6739, page 181 by Quitclaim Deed of record in Book 7157, Page 697, Register's Office for Davidson County, Tennessee.

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

96507

IDENTIF. & REFERENCE

'94 OCT -3 PM 3:34

REGISTER
DAVIDSON COUNTY, TN.

4473 10/03 0101 03CHECK 324.24

unimproved ( )
This is improved (X) property, known as 4805 Timberhill Drive, Nashville, Tn 37211
(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 30th day of September, 19 94

James T. Byland

Mary E. Byland

DCTN01W 12/88 First Data Systems, Inc 1-800-626-5427

BOX 15

BOOK 9482 PG 815

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 Mary E. Byland AND HUSBAND, JAMES T. BYLAND

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of September, 1994.

Commission expires May 25, 1996

_____
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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of September, 1994, before me personally appeared Mary E. Byland, to me known to be the person (or proved to be on the basis of satisfactory evidence) who executed the foregoing instrument in behalf of James T. Byland, and acknowledged that he/she executed the same as the free act and deed of the said James T. Byland.

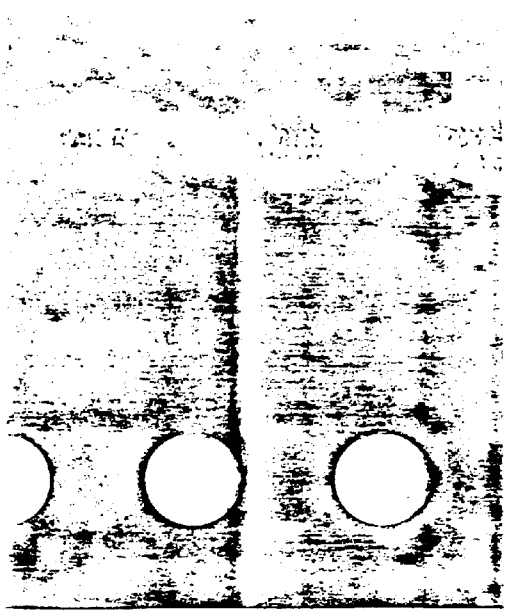
Witness my hand and official seal at Nashville, Tennessee, this 30th day of September 1994.

My Commission Expires: May 25, 1996

_____
NOTARY PUBLIC

Warranty Deed from James T. Byland and wife, Mary E. Byland, to Charles W. Ignaczak and wife, Gwendolyn L. Nicholas.

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



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

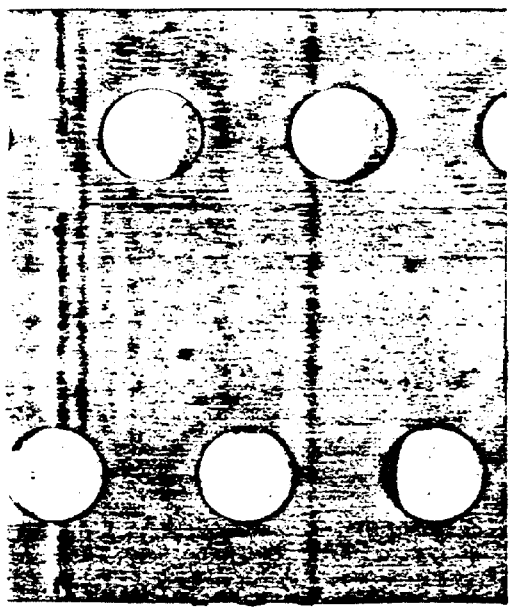
RECEIVED OF _____

FOR _____

BOOK 9482 PG 816

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



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT	85200.00
~~CON TX~~	~~315.24~~
~~PRFEE~~	~~1.00~~
WDEED	8.00
TOTAL	324.24
CHECK	324.24

10/03/94 01 15:33 0001 4473

96507
IDENTIF. & REFERENCE

94 OCT -3 PM 3:34

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

No. 840718