File Box 38, First Title and Escrow Company, Inc. File #12963

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

BOOK 9584 PG 694

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
WILLIAM A. GRANA, JR. (NAME)	NEW OWNER (NAME)	MAP 104-6-N
506 Rose Hall (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 506
Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	FIELD BK 26W10047

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, TERRY L. BYRD AND WIFE, JANELL C. BYRD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM A. GRANA, JR., UNMARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 Unit 506 on the Plan of Rose Hall, Condominium Site Plan of record in Plat Book 6900, page 379, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Rose Hall, a horizontal property regime established by Master Deed of record in Book 7307, page 760, said Register's Office.

Being the same property conveyed to Terry L. Byrd and wife, Janell C. Byrd by deed from Dotson R. Guinn and wife, Peggy N. Guinn of record in Book 7862, page 912, said Register's Office.

This conveyance is made subject to: (1) 1995 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 7307, page 760; and (3) All matters appearing on the Plan of record in Plat Book 6900, page 379, said Register's Office.

30190
IDENTIF. & REFERENCE

95 FEB -1 AM 11:11
REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (XX) property, known as 506 Rose Hall, Nashville, Tennessee 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 26th day of January, 19 95

TERRY L. BYRD

JANELL C. BYRD
By Terry L. Byrd, Attorney-In-Fact, by ~~Power of Attorney recorded simultaneously~~ herewith.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Book 9584 Pg 695

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TERRY L. 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 26th day of January, 19 95

My commission expires 11/20/96 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Terry L. Byrd, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact of Janell C. Byrd and is authorized by Janell C. Byrd to execute this instrument on her behalf.

Witness my hand, at Office, this 26th day of January, 1995.

My commission expires 11/20/96 Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 107,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF January 19 95

MY COMMISSION EXPIRES: 11/20/96 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM TERRY L. BYRD AND WIFE, JANELL C. BYRD

TO WILLIAM A. GRANA, JR., UNMARRIED

7411 02/01 0101 DEPCHEK 404.50

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9584 PG 696

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	
				107000.00
			CON TX	395.90
			PRFEE	1.00
			MDEED	8.00
			TOTAL	404.90
			CHECK	404.90
02/01/95	01		11:11 0001	7411

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

30190
IDENTIF. # REFERENCE

95 FEB -1 AM 11:1
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 877171