BOOK 9614 PG 763

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 58,000.00

David A. Byrd
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
28th DAY OF February 19 95

Camille Hunt
Notary Public

MY COMMISSION EXPIRES: January 17, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Beaty Title Company, 181 East Main Street, Suite 8, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DAVID A. BYRD	GUARANTY TRUST COMPANY	MAR 40 082.0 A
(NAME)	(NAME)	
143 CEDARWOOD LANE	726 SOUTH CHURCH STREET	PARCEL 143.00
(ADDRESS)	(ADDRESS)	
MADISON, TN 37115	MURFREESBORO, TN 37130	
(CITY) (STATE) (ZIP)	(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, ANITA L. BELL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DAVID A. BYRD, UNMARRIED

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 Unit No. 143 on the site Plan of Phase Two, Cedarwood Courtyard Homes, a Planned Unit Development as of record in Plat Book 5200, page 60, REgister's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Anita L. Bell, a single woman by deed from Cedarwood Equity Corporation of record in Book 6045, page 476, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to Declaration of Restrictions of record in Book 5302, page 546, revised in Book 5495, page 661; Restrictins and Conditions of record in Book 5669, page 132, Book 6053, page 422, Book 6119, page 402, Book 6216, page 434; amended in Book 6707, page 216, Book 9010, page 503, Book 9010, page 505, Clarification of Plat of record in Book 5497, page 800, Master Deed of Record in Book 5302, page 546, By-Laws of record in Book 5307, page 231, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year, which have been prorated and assumed by the Grantor(s) herein.

unimproved ( )
This is improved (X) property, known as 143 CEDARWOOD LANE, MADISON, TN 37115
(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 my hand this 28th day of February, 19 95

Anita L. Bell
ANITA L. BELL

BOOK 9614 PG 764

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ANITA L. BELL

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 Hendersonville, Tennessee, this 28th day of February 19 95.

Commission expires January 17, 1999

Camille C Smith
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

95 MAR -9 AM 10:14
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

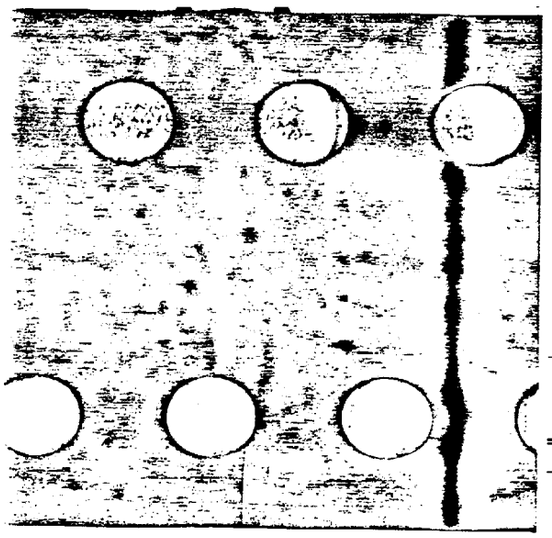
MAIL ENV.

IDENTIFICATION REFERENCE

40628

8821 03/09 0101 03CHECK

223.60



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

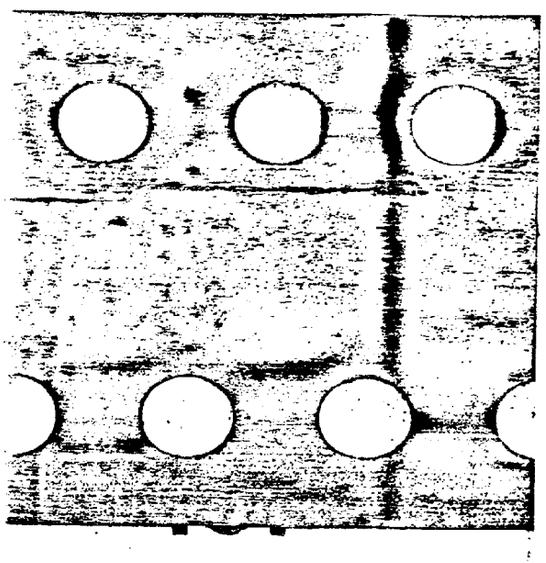
RECEIVED OF _____

FOR _____

BOOK 9614 PG 765

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 58000.00
CON TX 214.60
PRFEE 1.00
WDEED 8.00
TOTAL 223.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 223.60

03/09/95 01 10:15 0001 8821

40628
IDENTIF. # REFERENCE

95 MAR -9 AM 10: 14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 888445