9643

File Box 36
#13391

THIS INSTRUMENT PREPARED BY:
Douglas A. Brace, Reg. #3485
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375

BOOK 9643PG797

WARRANTY DEED

Name and Address of New Owner:

Jack L. Byers & Bobby J. Byers
4356 Oakcrest Lane
Hermitage, TN 37076

Send Tax Bills To:

New Buyers

Street Address of Subject Property:	**Map-Parcel No:**
Shute Circle **Old Hickory, TN 37138**	**Map 64 3B-82**

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **BRANDYWINE POINTE PARTNERS, L.P., A** Tennessee Limited Partnership, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **Jack L. Byers and wife, Bobby J. Byers,** hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Being Lot No. 53, Phase Seven, Section One, Brandywine Pointe, as of record in Book 7900, page 806, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.
>
> Being part of the same property conveyed to Brandywine Pointe Partners, L.P., a Tennessee Limited Partnership, by deed of record in Book 8315, page 759, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following:

1. 1995 Metropolitan Government Taxes.

2. Declaration of Covenants, Conditions and Restrictions of record in Book 8120, Page 170, amended in Book 8671, Page 484, Book 9010, Page 627, and Book 9485, Page 888, Register's Office for Davidson County, Tennessee.

3. All matters shown on the Final Plat of Phase Seven, Section One, Brandywine Pointe Subdivision, as of record in Book 7900, page 608, Register's Office for Davidson County, Tennessee.

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 GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its heirs, successors, assigns 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 its hand this 11th day of April, 1995, by its duly authorized partner.

BRANDYWINE POINTE PARTNERS, L.P.,
A Tennessee Limited Partnership

BY: Brandywine Pointe Company,
A Tennessee Corporation,
Its General Partner

BY: _____
G. Keeling Turner, II
President

STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

BOOK 9643 PG 799

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared **G. Keeling Turner II**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath acknowledged himself to be the president of Brandywine Pointe Company, a Tennessee corporation, and general partner of Brandywine Pointe Partners, L.P., a Tennessee Limited Partnership, the within named bargainor, and that as such, being authorized so to do, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 11th day of April, 1995.

NOTARY PUBLIC

My commission expires:_____

STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater, for this transfer is $ 50,000.00 .

Affiant

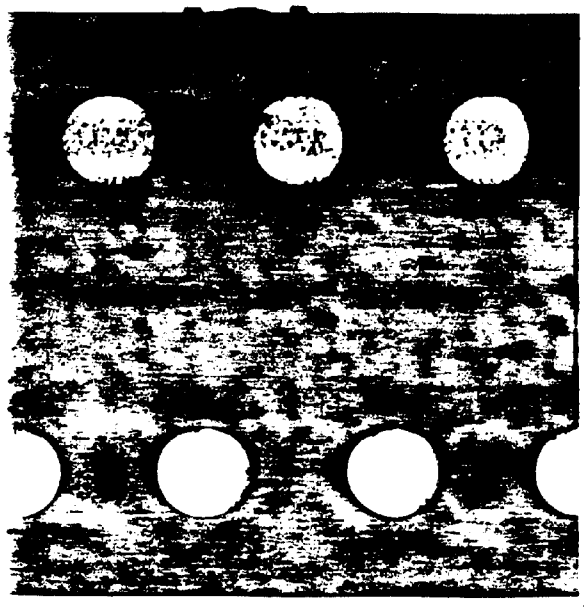
Subscribed and sworn to before me, this the 11th day of April, 1995.

NOTARY PUBLIC

My commission expires:_____

50913
IDENTIF. & REFERENCE
95 APR 12 PM 3:18
REGISTER
DAVIDSON COUNTY, TN.

3444 04/12 1101 03CHECK 175.00



OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

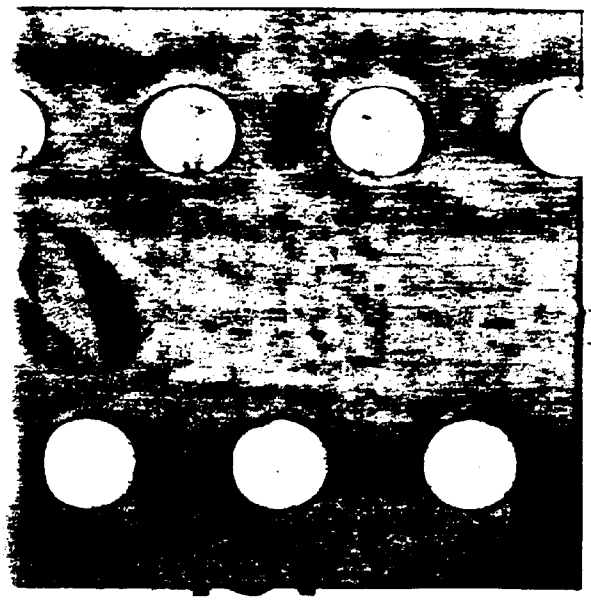
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 9643 PG 800

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	50000.00
CON TX	185.00
PRFEE	1.00
MTG TX	12.00
TOTAL	198.00
CHECK	198.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/12/95 01 15:17 0001 0164

50913

IDENTIF. ↑ REFERENCE

95 APR 12 PM 3:18

REGISTER
DAVIDSON COUNTY, TN.

No. 899656