0086692

IDENTIF. ↑ REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

95 AUG -7 AM 10: 14

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

W & I Ref: (kd) Title No: 36722
Dav. Co. File: Box 8

BOOK 9754 PG 286

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Benjamin F. Byrd, III Mary Holliday Byrd 106 Westover Drive Nashville, Tennessee 37205	NationsBanc Mortgage Corporation P. O. Box 353 Louisville, KY 40201-0358

TAX MAP-PARCEL NUMBERS: 130-02-86

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Samuel L. Felker and spouse, Kimberly H. Felker,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Benjamin F. Byrd, III and spouse, Mary Holliday Byrd,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, eing Lot No. 79 on the plan of Bransford Realty Company's Belle Meade Golf Links Subdivision, of record in Book 421, Pages 94 and 95, Register's Office for said County.

SAID Lot No. 79 fronts 60 feet on the westerly margin of Westover Drive and extends back 210 feet between parallel lines to a dead line in the rear.

BEING the same property conveyed to Samuel L. Felker and spouse, Kimberly H. Felker by deed from James P. Manning and spouse, Gene B. Manning of record in Book 8175, Page 833, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 106 Westover Drive, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 3rd day of August, 1995.

Samuel L. Felker

Kimberly H. Felker

Samuel L. Felker **Kimberly H. Felker**

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State of Tennessee
County of Davidson

On this 3rd day of August, 1995, before me the undersigned authority, personally appeared **Samuel L. Felker** and **Kimberly H. Felker**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 1-25-97

Catherine M. Wood
Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 485000.00

Affiant

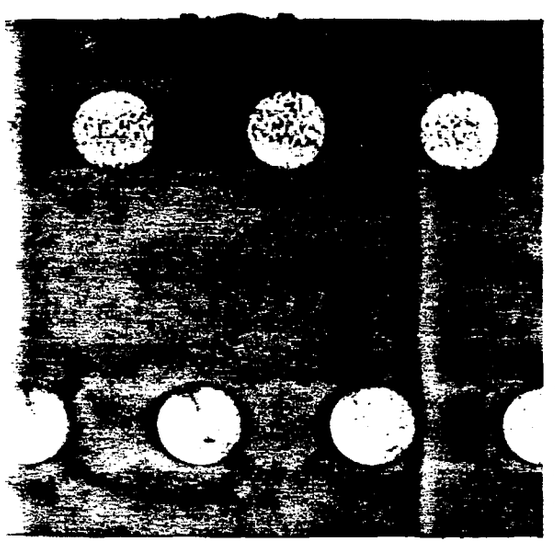
Sworn and subscribed before me on the 3rd day of August, 1995.

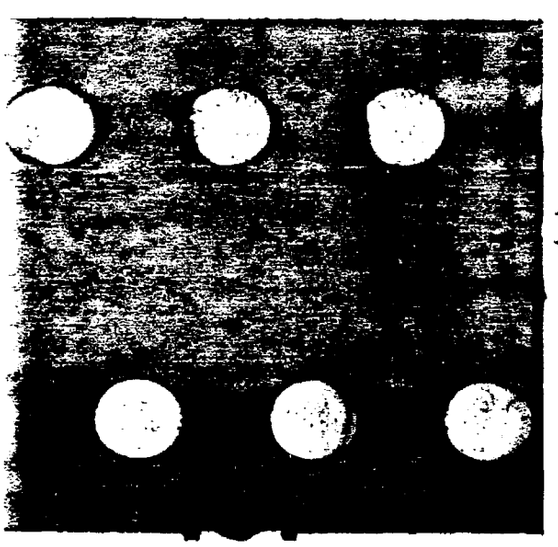
PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

My Commission Expires: _____

Notary Public

9369 08/07 0101 03CHECK 1803.50





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

RECEIVED OF _____

FOR _____

BOOK 9754 PG 288

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
485000.00
CON TX 1794.50
PRFEE 1.00
WDEED 8.00
TOTAL 1803.50
CHECK 1803.50
08/07/95 01 10:14 0001 9399

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0086692
IDENTIF. ↑ REFERENCE

95 AUG -7 AM 10: 14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No 938419