BOOK 9907 PG 572

This instrument prepared by:
Harlan Dodson III
Dodson, Parker & Behm
400 Realtors Building
306 Gay Street
P. O. Box 198806
Nashville, TN 37219-8806
(615) 254-2291

WARRANTY DEED

ADDRESSES OF NEW OWNERS	SEND TAX BILL TO:	MAP PARCEL NO.:
William A. Byrn, et ux 2 Redbud Nashville, Tn. 37215	Same	131-1B 122

FOR AND IN CONSIDERATION of the sum of Ten and NO/100 ($10.00) Dollars, and other good and valuable considerations, I, Virginia S. Dodson, unmarried, have this day bargained and sold and do hereby transfer and convey unto William A. Byrn and wife, Emily C. Byrn, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 2 on the Plan of Redbud, a Planned Residential Development, of record in Book 4675, page 137, amended in Book 4910, page 872, Book 4937, page 346, Book 4953, page 846, and Book 5003, page 925, said Register's Office to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Virginia S. Dodson, by deed from Creason Clayton Construction Company, Inc. of record in Book 4917, page 246, Register's Office, Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters of public record as may affect the above described property.

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value whichever is greater, for this transfer is $245,000.00.

Subscribed and sworn to before me this the 30 day of January, 1996.

Emily C. Byrn
Affiant

Notary Public

My Commission Expires: 11/28/98

This is improved property, known as 2 Redbud, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said William A. Byrn, Jr. and wife, Emily C. Byrn (hereinafter sometimes "Transferees"), their successors, heirs and assigns, forever.

I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered. I further covenant and bind my heirs and representatives to warrant and forever defend the title to said real estate to the said Transferees, their successors, heirs and assigns against the lawful claims of all persons.

WITNESS my hand this the 3rd day of January, 1996.

VIRGINIA S. DODSON

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

On this the 3rd day of January, 1996, before me personally appeared Virginia S. Dodson, personally known to me, and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed for the purposes therein contained.

WITNESS my hand, at office, this the 3rd day of January, 1996.

Notary Public

LISA C. WOODRUFF NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:

11/28/98

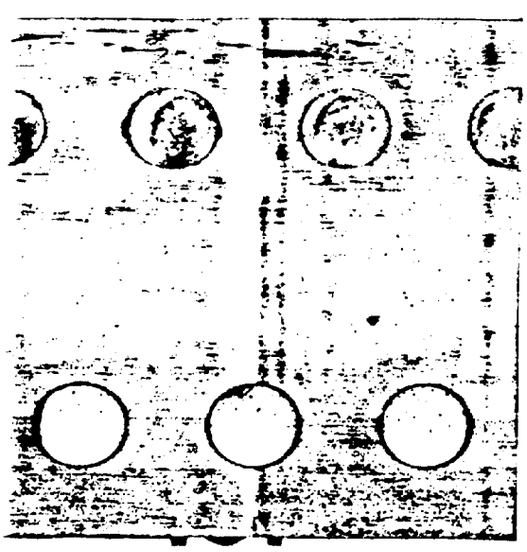
0137517
IDENTIF. & REFERENCE

96 JAN -3 PM 1:12
FILED & RECORDED
DAVIDSON COUNTY, TN.

PICK-UP

4191 01/03 0101 03CHECK 915.50





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

RECEIVED OF _____

FOR _____

BOOK 9907 PG 574

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
245000.00
CON TX 906.50
PRFEE 1.00
MDEED 8.00
TOTAL 915.50
CHECK 915.50

01/03/96 01 13:13 0001 4191

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0137517
IDENTIF. ↑ REFERENCE

96 JAN -3 PM 1:13
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 992556