Bk41

After Recording Return To:
Guaranty Title & Escrow Co., Inc
2711 Murfreesboro Road, Suite 200
Antioch, TN 37013

BOOK 9919 PG 759

--------**SPACE ABOVE THIS LINE FOR RECORDING INFORMATION**--------

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **WILLIAM BYRD, JR. AND WIFE, LYNDA BYRD**, (hereinafter referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey unto Ronald E. Crowder **A SINGLE PERSON**, (hereinafter referred to as "Grantee") their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

Being the westerly 45 feet of the southerly 150 feet of Lot No. 55 on the Map of Stratton and Seymour's Addition to Edgefield, as of record in Book 57, page 23, Register's Office for said County.

Said part of said Lot fronts 45 feet on the north side of Chickamauga Street of Avenue and runs back between parallel lines along the east margin of Johnson Avenue of Laurent Street 150 feet to a dead line or alley in the rear.

Being the same property conveyed to William Byrd Jr. and wife, Lynda Byrd, by deed from Educators Credit Union, dated November 1, 1994, recorded November 3, 1994, Book 9511, page 726, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to matters shown on plat of record in Book 57, page 23, Register's Office for Davidson County, Tennessee, and to any and all easements and restrictions of public record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns, against the lawful claims of all person, whomsoever.

Witness our hands this 11th day of January, 1996.

William G Byrd
WILLIAM BYRD, JR.

Lynda Byrd
LYNDA BYRD

95 JAN 17 AM 11:03
DAVIDSON COUNTY, TN.

011498
IDENTIFICATION REFERENCE

BOOK 9919 PG 760

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared WILLIAM BYRD, JR. AND WIFE, LYNDA BYRD, the within named bargainor(s), to me personally known (or proved to me on the basis of satisfactory evidence) to be the person(s) named in and who executed the foregoing instrument, and who acknowledged the execution of same to be their free act and deed.

Witness my hand and official seal this 11th day of January, 1996.

Notary Public

My Commission Expires: 01/22/96

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $49,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 11th day of January, 1996.

Notary Public

My Commission Expires: _____

LORI HOLLOWAY
NOTARY PUBLIC
RUTHERFORD COUNTY, TENNESSEE
MY COMMISSION EXPIRES 10-9-99

THIS INSTRUMENT PREPARED BY:

Title Guaranty of Middle Tennessee, Inc.
5150-C Murfreesboro Road
LaVergne, Tennessee 37086

MAP AND PARCEL NUMBERS: Map 082-08-0 Parcel 373.00

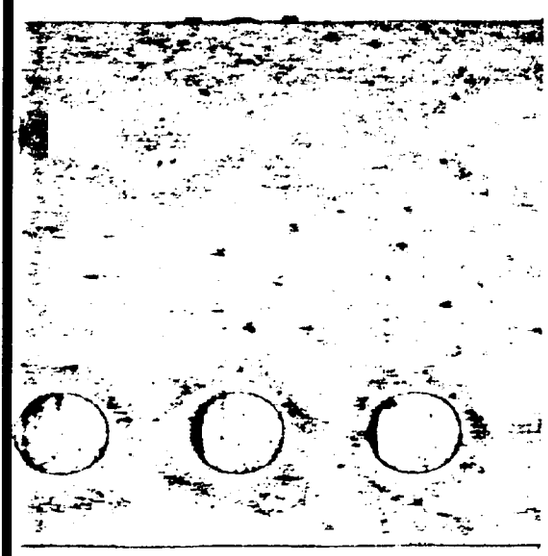
ADDRESS NEW OWNER:

Ron E. Crowder
1001 Chickamauga Avenue
Nashville, TN 37206

SEND TAX BILLS TO:

First Trust Mortgage Co.
6525 Quail Hollow Rd
Memphis, TN 38120

3445 01/17 0101 03CHECK 190.30



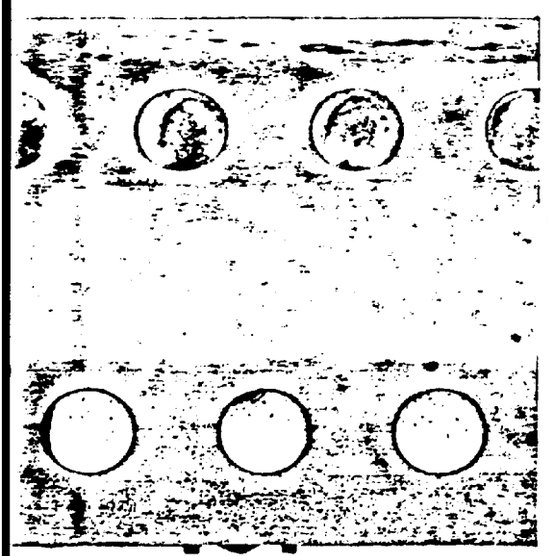
OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 9919 PG 761

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 49000.00
CON TX 181.30
PRFEE 1.00
MDEED 8.00
TOTAL 190.30
CHECK 190.30

01/17/96 01 11:04 0001 3446

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0141498
IDENTIFICATION REFERENCE

96 JAN 17 AM 11:03
FELIX Z. WILSON, II
DAVIDSON COUNTY, TN.

No. 996753