BOOK 9943 PG 513

WARRANTY DEED

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY CONVEYED HEREIN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 166,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF February 19 96

Notary Public

MY COMMISSION EXPIRES October 9, 1999

SUSAN B. NICHOLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Rd., Suite 208, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Michael W. Byrd	Leader Federal Bank For Savings	86-4-A
(NAME)	(NAME)	
429 Old Oak Way	PO BOX 2926	57
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Memphis, TN 38101-2926	4D-93335
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

My Commission Expires Sept. 16, 1999

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, Young Chow, Jr. and wife, Maggie Jill Emerson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael W. Byrd and Tanya A. Byrd

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 Lot No. 42 on the Plan of Oakcrest Subdivision, Phase 2A of record in Plat Book 6900, Page 881, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Young Chow, Jr., Unmarried by deed of record in Book 8209, Page 386, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

Maggie Jill Emerson joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

This instrument is executed on behalf of Young Chow, Jr. and wife, Maggie Jill Emerson by Terry DeSelms as their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 9943, Page 512, in the Register's Office for Davidson County, Tennessee.

96 FEB -9 AM 9:3[illegible]
FELIX Z. [illegible]
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE 011901S

unimproved ( )
This is improved (XX) property, known as 429 Old Oak Way, Hermitage, TN 37076
(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 our hands this 6th day of February 1996

Young Chow, Jr.
By: [signature] Attorney-in-fact

Maggie Jill Emerson
By: [signature] Attorney-in-fact

DCTN01WC

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Young Chow, Jr. and wife, Maggie Jill Emerson

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Antioch, Tennessee, this 6th day of February 19 96.

Commission expires October 9, 1999

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ 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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this February 6, 1996 before me personally appeared Terry DeSelms, the person who executed the foregoing instrument on behalf of Young Chow, Jr. and wife, Maggie Jill Emerson, and acknowledged that he executed the same as the free act and deed of the said Young Chow, Jr. and wife, Maggie Jill Emerson, through Power of Attorney granted him by the said Young Chow, Jr. and wife, Maggie Jill Emerson.

Commission Expires: _____

Lori Holloway
Notary Public

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

DCTN01WC

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

RECEIVED OF _____

FOR _____

BOOK 9943 PG 515

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	
	166250.00
CON TX	614.94
PRFEE	1.00
WDEED	8.00
TOTAL	623.94
CHECK	623.94

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0149015
IDENTIFICATION REFERENCE

96 FEB -9 AM 9:38

FELIX Z. WILSON, II, REGISTER
DAVIDSON COUNTY, TN.

No. 1004725