0159212

IDENTIF. & REFERENCE

BOOK 9976 PG 246

96 MAR 12 AM 10:26

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $193,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1ST DAY OF MARCH, 1996.

NOTARY PUBLIC
MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 107 POINT EAST DRIVE, NASHVILLE, TN 37216

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MARK H. GWALTNEY ETUX 748 DARDEN PLACE NASVILLE, TN 37205	NEW OWNER	MAPS 102.14 PARCELS 19 AND 20

FOR AND IN 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,

JOE STANLEY BYRD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MARK H. GWALTNEY AND WIFE, SUZANNE H. GWALTNEY

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:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION WHICH IS INCORPORATED HEREIN BY REFERENCE

7470 03/12 0101 03CHECK 727.10

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
1) 1996 TAXES AND SUBSEQUENT YEARS.
2) ALL MATTERS AS SHOWN ON THE PLAN OF RECORD IN BOOK 5210, PAGE 62, INCLUDING BUT NOT LIMITED TO A 30 FOOT MINIMUM BUILDING SETBACK LINE FROM THE FRONT LINE OF SAID LOT, AND AN OVERHANG EASEMENT ALONG THE FRONT LINE OF SAID LOT, AND A 2.5' X 20' UTILITY ANCHOR EASEMENT AT THE SOUTHWEST CORNER OF SAID LOT.
3) RESTRICTIONS OF RECORD IN BOOK 3670, PAGE 372, SAID REGISTER'S OFFICE.
4) ANY AND ALL RESTRICTIONS, CONDITIONS, AND EASEMENTS OF RECORD.

This is improved property known as: 1233,1235, 1237 AND 1239 DAVIDSON ROAD, NASHVILLE, TN 37215
(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 MY hand(s) this 1ST day of MARCH, 1996.

JOE STANLEY BYRD

BOOK 9976PG247

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, JOE STANLEY BYRD, with whom I am personally acquainted, or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1ST day of MARCH, 1996.

NOTARY PUBLIC

My Commission Expires: 3-21-98

AFTER RECORDING, RETURN TO:
STATE TITLE, INC.
107 POINT EAST DRIVE
NASHVILLE, TN 37216

BOOK 9976PG248

EXHIBIT "A"

LEGAL DESCRIPTION

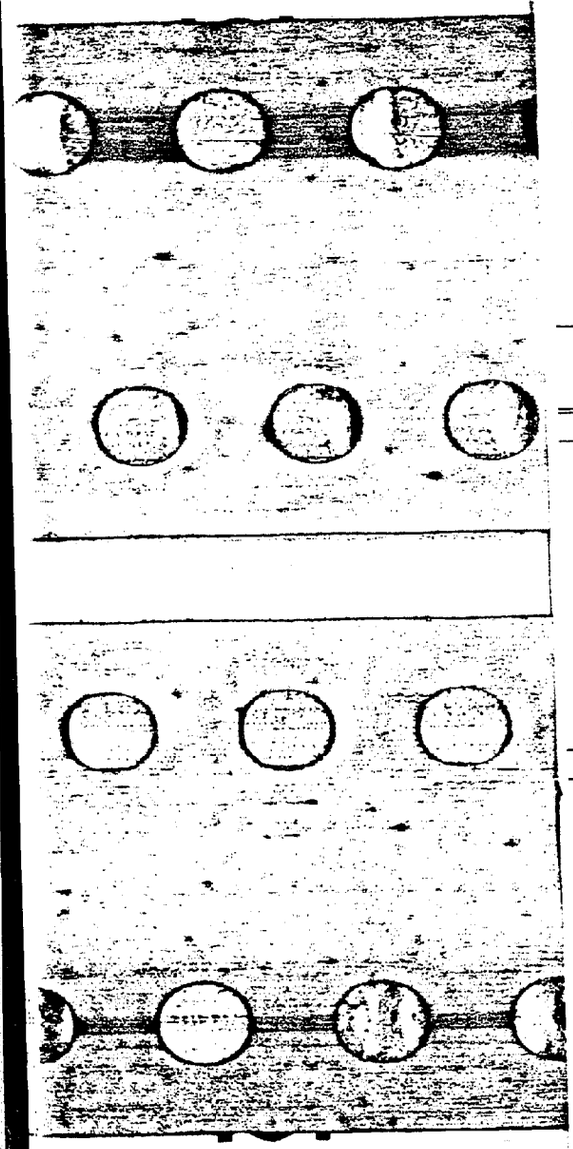
TRACT I:
BEING LOT NO. 2 ON THE PLAN OF THE RESUBDIVISION OF LOTS NOS. 66, 67, 68 AND 69 CREST MEADE, SECTION II OF RECORD IN PLAT BOOK 4955, PAGE 81, AS AMENDED IN BOOK 5210, PAGE 62, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 2 FRONTS 133.96 FEET ON THE WESTERLY MARGIN OF DAVIDSON ROAD AND EXTENDS BACK BETWEEN LINES MEASURING 244.82 FEET ON THE SOUTHERLY LINE AND 142.07 FEET ON THE NORTHERLY LOT LINE TO A DEAD LINE IN THE REAR MEASURING 168.88 FEET THEREON.

TRACT II:
BEING LOT NO. 3 ON THE PLAN OF THE RESUBDIVISION OF LOTS 66, 67, 68 AND 69 CREST MEADE SECTION II, OF RECORD IN PLAT BOOK 4955, PAGE 81, AS AMENDED IN BOOK 5210, PAGE 62, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 3 FRONTS 236.14 (194.0 FEET PLUS 42.14) IN A BROKEN LINE ON THE WESTERLY MARGIN OF DAVIDSON ROAD AND EXTENDS BACK BETWEEN LINES MEASURING 9.90 FEET ON THE NORTHERLY LINE AND 142.07 FEET ON THE SOUTHERLY LINE TO A BROKEN LINE IN THE REAR MEASURING 186.43 FEET (120 FEET PLUS 34 FEET PLUS 132.43 FEET) THEREON.

BEING THE SAME PROPERTY CONVEYED TO JOE STANLEY BYRD, AN UNMARRIED MAN FROM RICHARD N. BLACKBURN BY WARRANTY DEED DATED AUGUST 15, 1984, OF RECORD IN BOOK 6363, PAGE 805, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.



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

RECEIVED OF _____

FOR _____

BOOK 9976 PG 249

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 193000.00
CON TX 714.10
PRFEE 1.00
WDEED 12.00
TOTAL 727.10
CHECK 727.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/12/96 01 10:27 0001 7470

0159212
IDENTIF. # REFERENCE

96 MAR 12 AM 10: 26
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1015555