BOOK 10010 PG 414

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 26,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
8th DAY OF April 1996

Notary Public

MY COMMISSION EXPIRES: 4/25/99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Wilson County, 1281-G N. Mt. Juliet Road, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Johnny L. Adair (NAME)	Johnn L. Adair (NAME)	MAP 148-14
4847 Gillespie Drive (ADDRESS)	119 Sunnymeade Drive (ADDRESS)	PARCEL 302
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Mt. Juliet, TN 37122 (CITY) (STATE) (ZIP)	

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, Derrell Shane Byrd and wife, Brandi M. Byrd

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

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:

Being Lot No. 91A on the Plan of Haywood Forest Subdivision, Section Three, of record in Plat Book 5800 at page 285, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Derrell Shane Byrd by deed from Jack Kemp, Secretary of Housing and Urban Development of record in Book 8168, Page 98, Register's Office for Davidson County, Tennessee.

Brandi M. Byrd, wife of Derrell Shane Byrd, joins in the conveyance of subject property for the purpose of conveying any marital interest she may have in said property.

This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 5583, Page 115, as amended in Book 6156, Page 771, said Register's Office.

This conveyance is subject to setback lines and recorded easements of record in Book 5200, Page 245, as amended in Book 5800, Page 285, said Register's Office.

CONTINUED

unimproved ( )
This is improved (X) property, known as 4847 Gillespie Drive, Antioch, Tennessee 37013
(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 hand s this 8th day of April, 19 96

Derrell Shane Byrd
Derrell Shane Byrd

Brandi M. Byrd
Brandi M. Byrd

BOOK 10010 PG 415

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Derrell Shane Byrd and wife, Brandi M. Byrd

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 Mt. Juliet, Tennessee, this 8th day of April 19 96

Commission expires 4/23/98

Notary Public

STATE OF TENNESSEE
COUNTY OF

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

LEGAL DESCRIPTION CONTINUATION

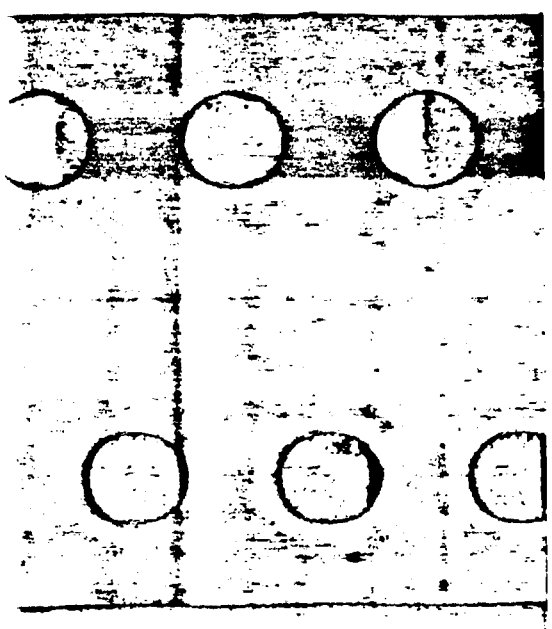
This conveyance is subject to a utility and drainage easement of record in Book 5800, Page 285, said Register's Office.

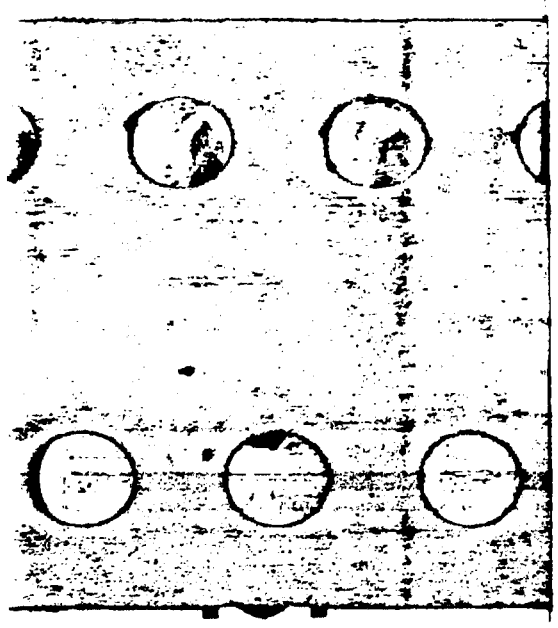
This conveyance subject to such easements, setback lines and restrictive covenants of record in said Register's Office.

0169595
IDENTIF. & REFERENCE

96 APR 10 AM 9:27
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

8602 04/10 0101 03CHECK 105.20





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10010 PG 416

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 26000.00

CON TX 96.20

PRFEE 1.00

WDEED 8.00

TOTAL 105.20

CHECK 105.20

04/10/96 01 09:29 0001 8602

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0169595

IDENTIF. ↑ REFERENCE

96 APR 10 AM 9:29

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1026583