First Title & Escrow Co., Inc.
Box 9B

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

BOOK 10044 PG 229

#13758

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
WILLIAM C. ALLEN (NAME)	CAPITAL BANK & TRUST (NAME)	116-14
110 Bellevue Drive South (STREET ADDRESS OR ROUTE NUMBER)	1820 West End Avenue (STREET ADDRESS)	16
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37203 (CITY) (STATE) (ZIP)	BM7145

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, BENJAMIN F. BYRD, III, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM C. ALLEN AND WIFE, JUDSON C. ALLEN

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 the easterly one-half of Lot No. 7 on the Map of Bransford Realty Company's Subdivision of part of a 40-acre tract and Lot 27 and part of Lot No. 28, Deer Park Belle Meade, as of record in Plat Book 421, page 67, Register's Office for Davidson County, Tennessee, described as follows:

Said part of said Lot No. 7 fronts 75 feet on the northerly side of Bellevue Drive south and runs back 248 feet, more or less, on the westerly line and 250 feet on the easterly line, to a dead line measuring 65 feet thereon.

Being the same property conveyed to Benjamin F. Byrd, III and Benjamin F. Byrd, Jr. by deed from Bob Ford Thompson and wife, Mary Battle Higgins Thompson of record in Book 5970, page 925, said Register's Office. Benjamin F. Byrd, Jr. and wife, Allison Caldwell Byrd conveyed their interest in said property to Benjamin F. Byrd, III by Quitclaim Deed of record in Book 6653, page 514, Register's Office for Davidson County, Tennessee.

This conveyance is made subjec to: (1) 1996 Taxes, which have prorated and assumed by the Grantees; (2) Easement of record in Book 5787, page 55; and (3) All matters appearing on the Plan of record in Plat Book 421, page 67, said Register's Office.

Mary H. Byrd, spouse of Benjamin F. Byrd, III, joins in the execution of this instrument for the purpose of conveying any interest she may have in the subject property by virtue of her marriage to the said Benjamin F. Byrd, III.

unimproved ( )
This is improved (XX) property, known as 110 Bellevue Drive South, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 26th day of April, 19 96

BENJAMIN F. BYRD, III

MARY H. BYRD

BOOK 10044 PG 230

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BENJAMIN P. BYRD, III AND WIFE, MARY H. BYRD

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 26th day of April, 19 96

My commission expires 11/20/96 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

01799 9913
IDENTIF. # REFERENCE

96 MAY -8 AM 10:54

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 259,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF April, 19 96.

MY COMMISSION EXPIRES: 11/20/96
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

~~BENJAMIN P. BYRD, III~~

TO

~~WILLIAM C. ALLEN AND WIFE,~~
JUDSON C. ALLEN

[illegible] CHECK 967.50

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



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

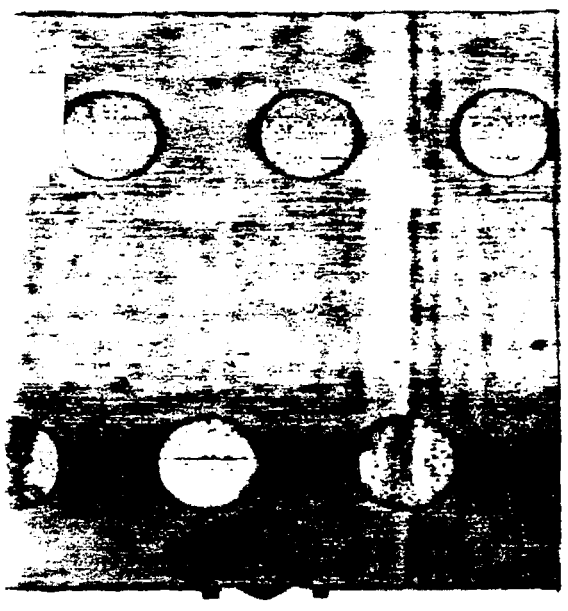
RECEIVED OF _____

FOR _____ BOOK 10044 PG 231

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
259000.00
CON TX 958.30
PRFEE 1.00
WDEED 8.00
TOTAL 967.30
CHECK 967.30
05/08/96 01 10:58 0001 9585



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0179913
IDENTIF. ◆ REFERENCE

96 MAY -8 AM 10:54

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1037588