BOOK 10107 PG 355

THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075

OUR FILE NUMBER: 5406

MAP GROUP PARCEL
011-00-0 072.00

NEW OWNER'S NAME AND ADDRESS:
Denise Byrd and Jimmy Byrd
3039 Greer Road
Goodlettsville, Tennessee 37072

SEND TAX BILLS TO:
NationsBanc Mortgage Corporation
P.O. Box 105076
Atlanta, GA 30348-5076

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, we, Nemo Hatcher and wife, Emily M. Hatcher, hereinafter called Grantors, do hereby transfer and convey unto Denise Byrd and husband, Jimmy Byrd, their heirs and assigns, hereinafter called Grantees, property described as follows:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

BEING the same property conveyed to grantors herein by deed of record in Book 9426, Page 469, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantors covenant with grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Nemo Hatcher

Emily M. Hatcher

0199305

EXHIBIT A

PROPERTY DESCRIPTION

RE: DB 9426, PG 469, R.O.D.C.,TN.
MAP 11, PARCEL 72, T.A.O.D.C.,TN
3039 GREER ROAD, GOODLETTSVILLE, TENNESSEE

BEGINNING AT AN IRON ROD ON THE SOUTHERN MARGIN OF GREER ROAD, SAID POINT BEING LOCATED 25 FEET FROM AN IRON SPIKE IN THE CENTER OF GREER ROAD, THE ORGINAL NORTHWEST CORNER;

THENCE WITH THE SOUTHERN MARGIN OF GREER ROAD AND A CURVE TO THE RIGHT, HAVING A DELTA OF 10 DEG. 20' 53", RADIUS OF 1120.92 FEET, LENGTH OF 202.44 FEET AND HAVING A CHORD BEARING OF S. 79 DEG. 16' 59" E. 202.17 FEET TO AN IRON ROD ON THE SOUTHERN MARGIN OF GREER ROAD;

THENCE LEAVING SAID ROAD MARGIN, S. 08 DEG. 02' 10" W. 1365.89 FEET TO AN IRON ROD IN AN OLD FENCE LINE;

THENCE, N. 84 DEG. 15' 37" W. 201.24 FEET TO AN IRON ROD IN AN OLD FENCE LINE;

THENCE, N. 08 DEG. 00' 00" E. 1383.41 FEET TO THE POINT OF BEGINNING;

CONTAINING 6.373 ACRES,

AS SURVEYED JUNE 17, 1996 BY L. STEVEN BRIDGES, JR., RLS # 1740, 116 NORTH COUNTRY CLUB DRIVE, HENDERSONVILLE, TENNESSEE 37075-2649.

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STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Nemo Hatcher and wife, Emily M. Hatcher, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as their free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 21st day of June, 1996.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 2/3/98

SHELTON HATCHER NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE EXP. 2-3-98

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater, for this transfer is $144,900.00.

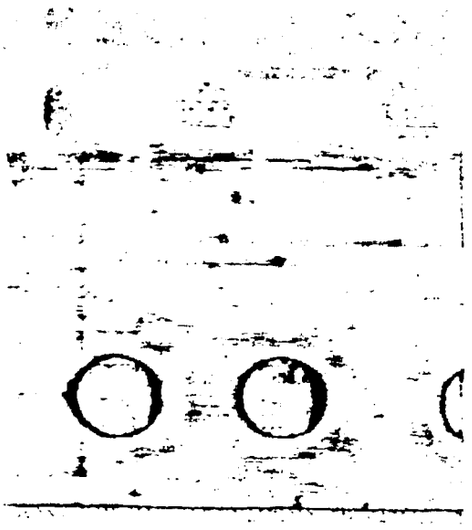
AFFIANT

Sworn to and subscribed before me, this the 21st day of June, 1996.

NOTARY PUBLIC

My Commission Expires
2/3/98

SHELTON HATCHER NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE EXP. 2-3-98



OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

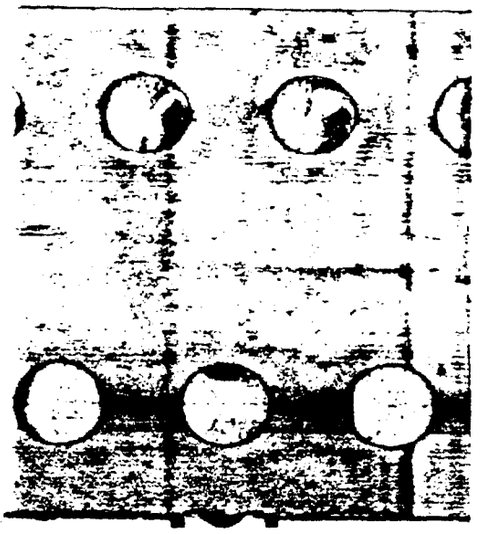
RECEIVED OF _____

FOR _____

BOOK 10107 PG 358

CC	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



	AMT
	144900.00
CON TX	536.13
PRFEE	1.00
MREED	12.00
TOTAL	549.13
CHECK	549.13

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0002 0553

0199305

IDENTIFYING REFERENCE

95 JUL -2 AM 10:11

No. 1058288