2199318

BK/10107/383

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

OUR FILE NUMBER: 5458

MAP GROUP PARCEL
053-09-0 082.00

NEW OWNER'S NAME AND ADDRESS:
Casey Renee Teague
1414 Apache Lane
Madison, Tennessee 37115

SEND TAX BILLS TO:
Boatmen's National Mortgage, Inc.
4041 Knight Arnold Road
Memphis, Tennessee 38118

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, we, Jimmy C. Byrd and wife, Denise J. Byrd, hereinafter called Grantors, do hereby transfer and convey unto Casey Renee Teague, a single woman, her heirs and assigns, hereinafter called Grantee, property described as follows:

Land in Davidson County, Tennessee,

BEING Lot No. 49-A on the Plan of Phase II, Kimbolton, of record in Plat Book 6900, Page 946, Register's Office for said County, to which plat reference is hereby made for further description of said property.

BEING the same property conveyed to grantors herein by deed of record in Book 8609, Page 445, 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 grantee. Grantors covenant with grantee 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 Grantee, her heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Jimmy C. Byrd

Denise J. Byrd

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Jimmy C. Byrd and wife, Denise J. Byrd, 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
STATE OF TENNESSEE
COUNTY OF SUMNER

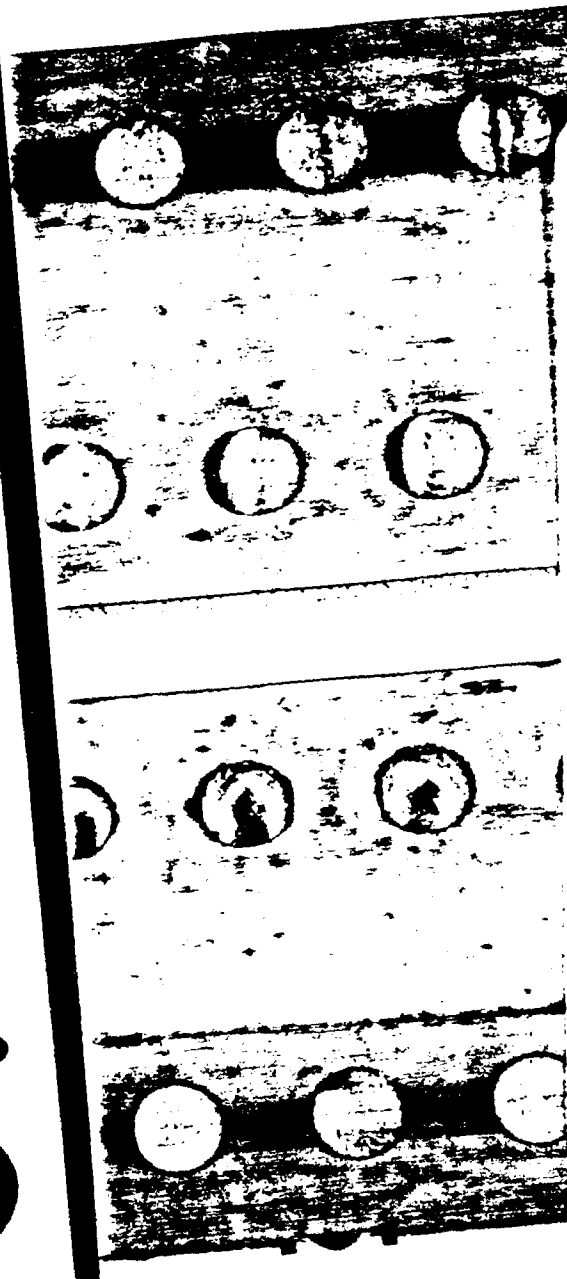
The actual consideration or value whichever is greater for this transfer is $84,335.00.

AFFIANT

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

NOTARY PUBLIC

My Commission Expires:
2/3/98



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10107 PG 385

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 84335.00
				CON TX 312.04
				PRFEE 1.00
				MDEED 8.00
				TOTAL 321.04
				CHECK 321.04
		07/02/96	01	10:19 0001 0566

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0199318
IDENTIFICATION REFERENCE

96 JUL -2 AM 10:16

No. 1058301