0209784

IDENTIF. ↑ REFERENCE

516

BOOK 10141 PG 223

This Instrument Prepared By:
WYATT, TARRANT & COMBS
Suite 1, Maple Glen Office Bldg.
313 East Main Street
Hendersonville, Tennessee 37075
(615) 822-8822

96 AUG -1 PM 1:24

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED

Address New Owner(s)	**Send Tax Bills To:**	**Map & Parcel Nos.:**
Jimmy Clint Byrd P.O. Box 1625 Pickwick, TN 38365	SAME	Map 43-09 Parcel 32

FOR AND IN CONSIDERATION of the sum of One Hundred Fifty Thousand and No/100 ($150,000.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, **SUSAN C. MADDUX** (hereinafter "Grantors), has bargained and sold and does hereby transfer and convey unto **JIMMY CLINT BYRD** ("Grantee"), his heirs and assigns, a certain tract of land located in Davidson County, Tennessee and more particularly described on **EXHIBIT A** attached hereto and hereby incorporated by reference (the "Property")

The Property is improved property known as 610 Gallatin Road North Madison, Tennessee 37206.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

AND Grantor does hereby covenant with Grantee that she is lawfully seized and possessed of the Property in fee simple; that she has good right to sell and convey the same; and that the same

is unencumbered, except for 1996 real estate taxes which Grantee agrees to assume, zoning and building restrictions, and certain other matters of record in the Register's Office for Davidson County, Tennessee.

AND Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the parties have caused this instrument to be executed on this 30 day of July, 1996.

Susan C Maddux
SUSAN C. MADDUX

STATE OF TENNESSEE)
)
COUNTY OF SUMNER)

The actual consideration or value, whichever is greater, for this transfer is $150,000.00.

Affiant

Subscribed and sworn to before me this 30th day of July, 1996.

Keith C. Denner
NOTARY PUBLIC

My Commission Expires:
December 8, 1996

STATE OF TENNESSEE)
)
COUNTY OF SUMNER)

Personally appeared before me, Keith C. Denned, a Notary Public of this county and state, Susan C. Maddux, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, in Hendersonville, Tennessee, this 30th day of July, 1996.

Keith C Denman
NOTARY PUBLIC

My Commission Expires:
December 8, 1996

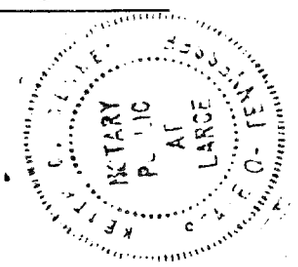


EXHIBIT A

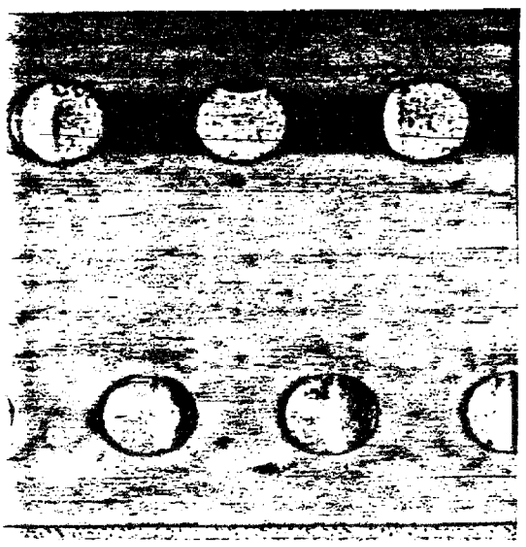
Property Description

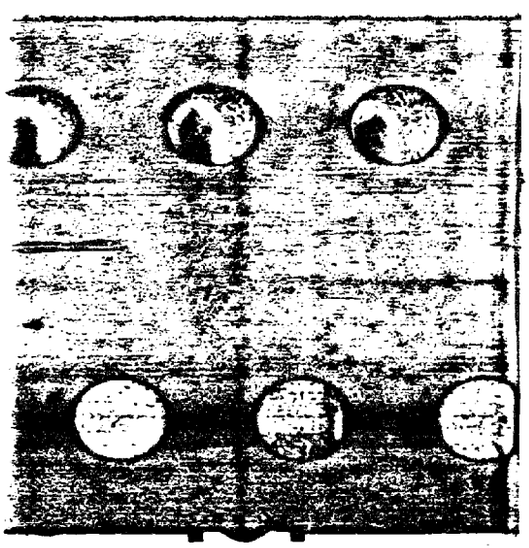
LAND in Davidson County, Tennessee, being the easterly 140 feet of Lot No. 3 on the Plan of Overlook Estates, as of record in Book 843, page 105, Register's Office for Davidson County, Tennessee, and described according to a survey made by S. Harvey Gee, Surveyor, March 4, 1971, as follows:

SAID part of Lot No. 3 fronts 54 feet on the easterly side of Gallatin Road as widened, and extends back between parallel lines 140 feet to a dead line.

Being the same property conveyed to Susan C. Maddux by Kenneth S. Camp and Wife, Debra Camp, by Warranty Deed of record in Book 9589, page 985, Register's Office for Davidson County, Tennessee.

1919 08/01 0101 03CHECK 572.00





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

RECEIVED OF _____

FOR _____

BOOK 10141 PG 227

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	
	150000.00
CON TX	555.00
PRFEE	1.00
WDEED	16.00
TOTAL	572.00
CHECK	572.00

08/01/96 01 13:27 0001 1919

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0209784
IDENTIF. ↑ REFERENCE

96 AUG -1 PM 1:44

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

No. 1069502