BOOK 10464 PG 518

STATE OF TENNESSEE 7330-M
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,000.00

x Richard L. Byrd
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF May, 19 97

Notary Public Mark A. Ellmore

MY COMMISSION EXPIRES: 1/20/99

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney, 388 Harding Place, Suite C, Nashville, TN 37211

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard L. Byrd	Vivian Middleton	119-13-263 & 264
(NAME)	(NAME)	
404 McIver Street	13421 Old Hickory Blvd.	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Nashville, TN 37211	Antioch, TN 37013	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, WE, William Gary Middleton and Vivian Middleton, husband and wife

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Richard L. Byrd, unmarried

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. Eight (8) and the East half of Lot No. Nine (9) on the map of Patterson's Subdivision of Maple Hill, as of record in Book 332, Page 75, of the Register's Office for Davidson County, Tennessee.

Said Lot No. 8 and the East half of Lot No. 9 front together Seventy-Five (75) feet on the North side of McIver Street, and extend back northerly, between parallel lines, One Hundred and Fifty-Five (155) feet to a line.

BEING the same property conveyed to William Gary Middleton and Vivian Middleton, husband and wife by deed from Jean Gill Cathers, unmarried and Helen Gill Crunk and John Walter Gill, filed of record in Book 9880, page 473, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

This is improved property known as 404 McIver Street, Nashville, TN 37211

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 their hands this 16th day of May, 19 97.

William Gary Middleton

Vivian Middleton

7330-M

BOOK 10464 PG 519

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Mark A. Ellmore, Jr., a Notary Public in and for said County and State, the within named William Gary Middleton and Vivian Middleton, husband and wife the bargainors, 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 Nashville Tennessee, this 16th day of May, 1997.

My commission expires 1/20/99

Mark A. Ellmore

Notary Public Mark A. Ellmore, Jr.

NOTARY PUBLIC AT LARGE

0307993

IDENTIF. ↑ REFERENCE

97 MAY 23 AM 10:30

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

4413 05/23 0101 03CHECK 157.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11464 PG 520

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 40000.00
CON TX 148.00
PRFEE 1.00
WDEED 8.00
TOTAL 157.00
CHECK 157.00

05/23/97 01 10:37 0001 4413

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0307993
IDENTIF. ↑ REFERENCE

97 MAY 23 AM 10:30
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.