Bk 61

INSTRUMENT PREPARED BY:
FIRST TITLE CORPORATION
1161 Murfreesboro Rd. Ste 324
Nashville, TN 37217

FILE #: T-5187-BYRNE

WARRANTY DEED

BOOK 10514 PG 264

NEW OWNER NAME: Harold Byrne and Wanda Byrne	SEND TAX BILL TO: Same	MAP PARCEL NUMBER: 107-5-048.00
STREET ADDRESS: 720 Patricia Drive	STREET ADDRESS:	
CITY STATE ZIP Nashville, TN 37217	CITY STATE ZIP	

THIS INDENTURE, made and entered into this 27th day of June, 1997, by and between Harold E. Wills and wife, Debra K. Cane n/k/a Debra K. Wills parties of the first part, and Harold Byrne and wife, Wanda Byrne parties of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Davidson County of the State of Tennessee, to-wit:

A CERTAIN TRACT or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:
LAND in Davidson County, Tennessee, being part of Lot No. 104 on the Plan of Bel-Air, Section Two, as described in Deed Book 4938, Pages 386 and 387, and as of record in Plat Book 2900, Pages 29, 30, 31 and 32, Register's Office for Davidson County, Tennessee.
BEGINNING at a point in the northeasterly margin of Patricia Drive at the corner of Lot Nos. 103 and 104; thence northeasterly, 115.1 feet to an iron pin, which is 4.1 feet South of the common line of said lots and continuing northeasterly 32 feet to the center of a creek; thence with the center of said creek, southeasterly 61 feet, more or less, to the common original corner of Lot Nos. 104 and 105; thence with the line between said lots, southwesterly 150 feet, ore or less, to the northeasterly margin of Patricia Drive; thence with the margin of the same, northwesterly 65 feet to the point of beginning.
Being the same property conveyed unto Harold E. Wills and Debra K. Cane, as joint tenants with the right of survivorship, by Deed recorded August 4, 1992, in Book 8693, Page 736, of the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said parties of the second part, their heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said parties of the second part that they have lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.
The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Harold E. Wills

Debra K. Cane n/k/a Debra K. Wills

ACKNOWLEDGEMENT PAGE OF WARRANTY DEED 10514 PG 265

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public of said County and State, Harold E. Wills and wife, Debra K. Cane n/k/a Debra K. Wills, the within named bargainor, 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, at office, this 27th day of June, 1997.

PATRICIA KAY NEAL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:
05/30/99

Notary Public

My Commission Expires MAY 30, 1999

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $88,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 27th day of June, 1997.

Notary Public Patricia Kay Neal

My Commission Expires:
05/30/99

PATRICIA KAY NEAL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

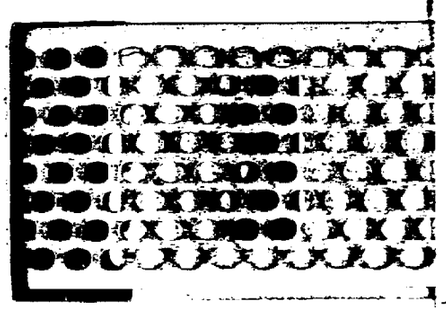
My Commission Expires MAY 30, 1999

PROPERTY ADDRESS:
720 Patricia Drive
Nashville, TN 37217

97 JUL -2 AM 9:32
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0322118
IDENTIF. & REFERENCE

9912 07/02 0101 03CHECK 337-93



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10514 PAGE 266

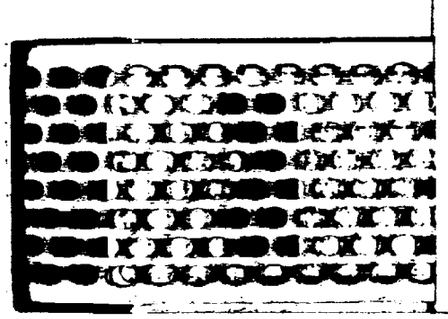
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 88900.00
CON TX 328.93
PRFEE 1.00
WDEED 8.00
TOTAL 337.93
CHECK 337.93

07/02/97 01 09:33 0001 9912

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0322118
IDENTIF. # REFERENCE

'97 JUL -2 AM 9:32
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1169694