Prepared by:
Samuel F. Anderson
Attorney at Law
2016 Eighth Avenue South
Nashville, TN 37204

mail

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $37,000.00.

Affiant

Subscribed and sworn to before me, this 11th day of September, 1997.

Notary Public

My commission expires 3/2[illegible]

SAMUEL F. ANDERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Address of New Owner:	Send Tax Bills to:	Tax Information
William G. Byrd, Jr. and wife	Same	Map Parcel
Lynda L. Byrd		91-08-0-41.00
1703 Bonner Dr		
Nashville, TN 37215		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, Earl Shacklett General Contractors, Inc., hereinafter called the Grantor(s), have bargained and sold, and do hereby transfer and convey unto William G. Byrd, Jr. and wife, Lynda L. Byrd, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the north 13 feet of Lot No. 8 and the south 25 feet of Lot No. 9 on L.H. Davis' Subdivision of Lot No. 41 of the Clifton Plan of record in Book 57, page 100, Register's Office for Davidson County, Tennessee.

Said parts of said lots adjoin and front together 38 feet on the easterly side of 44th Avenue North, formerly Laughlin Street, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Earl Shacklett General Contractors, Inc., its successors by deed from Van H. Phillips and wife, Mildred S. Phillips, of record in Book 5531, page 933, register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) Taxes for the year 1997, and subsequent years, which are due and payable. 2) All matters shown on Plat recorded in Book 57, Page 100. 3) No insurance is provided as to the number of acres. The reference in Schedule A hereof is for informational purposes only.

This property is improved property known as: 1018 44th Avenue North, Nashville, TN 37209.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 my hand this 10th day of September, 1997

Earl Shacklett General Contractors, Inc.

BY: _____
Earl Shacklett, Jr.

ITS: President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared Earl Shacklett, Jr., with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon oath acknowledged himself to be the President of Earl Shacklett General Contractors, Inc., the within bargainor, a corporation, and that Earl Shacklett, Jr. as such officer being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such officer.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of September, 1997.

_____
Notary Public

SAMUEL F. ANDERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission expires: 3/24/01

(13)7986
IDENTIFICATION/REFERENCE

97 SEP 12 PM 12:52
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

8033 09/12 0101 02CHECK 145.90

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10607 PG 33

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	37000.00
CON TX	136.90
PRFEE	1.00
WDEED	8.00
TOTAL	145.90
CHECK	145.90

09/12/97 01 12:59 0001 8033

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0347986
IDENTIF. ↑ REFERENCE

97 SEP 12 PM 12:53

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1197473