1 PG

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **30th** day of **September, 1997** between J.K. BYRD, TRUSTEE OF THE RUTH AND JACK BYRD CHARITY REMAINDER UNITRUST, GRANTOR, and JOHN T. GARVEY, UNMARRIED, GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, J.K. BYRD, TRUSTEE OF THE RUTH AND JACK BYRD CHARITY REMAINDER UNITRUST, hereinafter referred to as GRANTOR, does hereby bargain, sell, transfer and convey unto JOHN T. GARVEY, UNMARRIED, hereinafter referred to as GRANTEE, his/her successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 441 COVENTRY DRIVE, NASHVILLE, TN 37211.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, his/her heirs, successors and assigns forever. The GRANTOR covenants and agrees with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTOR further covenants and binds themselves, its successors, heirs and assigns, to warrant and forever defend the title to said GRANTEE, his/her successors, heirs and assigns, against the lawful claims of all persons whomsoever.

, wife of J.K. BYRD, TRUSTEE OF THE RUTH AND JACK BYRD CHARITY REMAINDER UNITRUST, the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest she may have in and to the property described herein, marital or otherwise.

WITNESS the hand and seal of GRANTOR on the day and year first above written.

J.K. Byrd Trustee

J.K. BYRD, TRUSTEE OF THE RUTH AND JACK BYRD CHARITY REMAINDER UNITRUST Signature of Seller

97 OCT -3 PM 1:05
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0355497
IDENTIF. ↑ REFERENCE

Ruth M. Byrd Co-Trustee

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 10633 PG 742

Personally appeared before me, a Notary Public of said County and State, J.K. BYRD, TRUSTEE OF THE RUTH AND JACK BYRD CHARITY REMAINDER UNITRUST, 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, this **30th** day of **September, 1997.**

Denise C. Allis
Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 5/28/2000

Name and Address of Property Owner:

JOHN T. GARVEY, UNMARRIED

Property Address:

441 COVENTRY DRIVE
NASHVILLE, TN 37211

Person Responsible for Taxes:

MORTGAGE PORTFOLIO SERVICES, INC.
5520 LBJ Freeway Suite 200
Dallas, Texas 7524-

Map & Parcel #: MAP 147-02-0, PARCEL 155.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$96,800.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **30th** day of **September, 1997.**

Denise C. Allis
Notary Public

My Commission Expires: 5/28/2000

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

6089 10/03 0101 03CHECK 371.16

EXHIBIT 'A'

BEING Lot No. 169 on the Plan of Abbay Hall, Section II, as of record in Book 2331, page 38, Register's Office for Davidson County, Tennessee.

Said Lot No. 169 fronts 130.5 feet on the south side of Coventry Drive and runs back between parallel lines, 298.5 feet on the east line and 300.3 feet on the west line to a dead line in the rear on which it measures 128.3 feet thereon.

Being the same property conveyed to J.K. BYRD, TRUSTEE OF THE RUTH AND JACK BYRD CHARITY REMAINDER UNITRUST, by Deed from J.K. BYRD, of record in Book 10304, Page 113, Register's Office for DAVIDSON County, Tennessee.

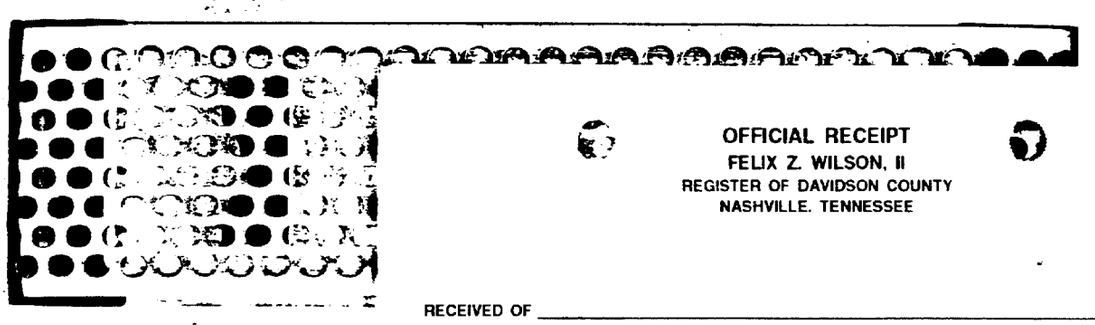
EXHIBIT 'B'

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 1997 and subsequent years not yet due and payable (MAP 147-02-0, PARCEL 155.00).

2. All matters as set forth on the Plan of record in Plat Book 2331, page 38, said Register's Office, which plan includes a 40-foot minimum building setback line from Coventry Drive; a 10-foot public utility and drainage easement along the western lot line; and a 10-foot drainage easement along the southern lot line.

3. Restrictive Covenants recorded in Deed Book 2438, Page 108, Register's Office for DAVIDSON County, Tennessee.



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

RECEIVED OF _____

FOR _____

BOOK 10653 PG 744

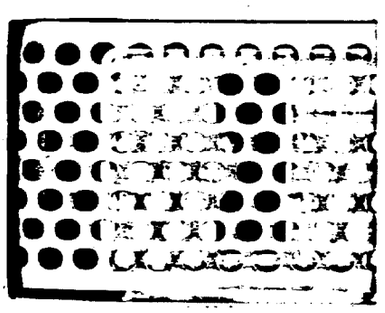
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 96800.00
CON TX 358-16
PRFEE 1-00
WDEED 12-00
TOTAL 371-16
CHECK 371-16

10/03/97 01 13:07 0001 6089

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0355497
IDENTIF. & REFERENCE

97OCT-3 PM 1:05
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1205431