BOOK 10640 PG 736

OLD REPUBLIC
National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

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

Jimmy D. Byford
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE ... DAY OF October 19 97

NOTARY PUBLIC

My Commission expires: 5-23-98

THIS INSTRUMENT PREPARED BY
Jimmy A. Duncan, 4904 Charlotte Avenue, Nashville, TN 37209
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Jimmy D. Byford etux (NAME)	SAME (NAME)	91-10-219
541 Starliner Drive (ADDRESS)	(ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

I, Nellie Keeton Davidson, unmarried

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Jimmy D. Byford and wife, Janette Byford

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the easterly portion of Lot No. 5 of G.W. Dunn's Subdivision of Lot "I" Map of Holman Heights, as of record in Book 332, page 7, Register's Office for said County, according to a map and possible survey made by Geo. W. Watkins, Surveyor, December 7, 1953.

Said part of Lot No. 5 fronts 75 feet on the westerly side of Nichol (shown on said map "Ethel") Street and runs back between parallel lines 118.9 feet on the northerly line and 108.7 feet on the southerly line, to a deed line.

Being the same property conveyed to James J. Keeton by deed from Clara Lorene Loftis of record in Book 4846, page 278, having since died. The Will of James J. Keeton of record in Will Book 172, page 297, Davidson County Probate Court Clerk's Office devised the subject property to Nellie Keeton Davidson.

unimproved ( )
This is improved (X) property, known as 509 Nichol Street, Nashville, TN 37209
(House Number) (Street) (City) (State) (Zip)

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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 6th day of October, 1997.

Nellie Davidson

0357402

IDENTIFY PREFERENCE

INDIVIDUAL ACKNOWLEDGMENTS:

BOOK 10640 PG 737

97 OCT -9 AM 9:13

FELIX Z. [illegible] II REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Nellie Keeton Davidson, unmarried

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 6th day of October, 19 97.

My Commission expires:
5-23-98

_____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____ _____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____ _____
Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that _____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

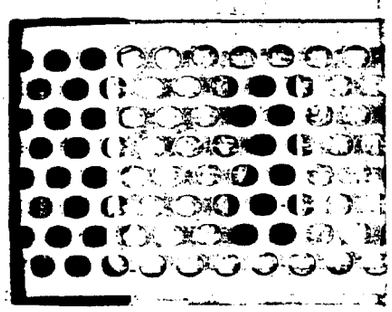
Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____ _____
Notary Public

97/10/09 0101 CJCHECK 157.

737



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10640 PG 738

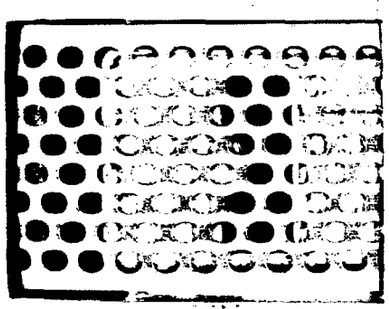
CO - CONVEYANCE	CC - CERTIFIED COPY		MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE		CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE		MO TX - STATE TAX MORT
TD - TRUST DEED			PRFEE - PROBATE FEE

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

10/09/97 01 09:16 0001 8132

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0357402
IDENTIF. & REFERENCE

97 OCT -9 AM 9:13

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1207459