This instrument prepared by:
GEORGE M. JOHNSON
ATTORNEY AT LAW
215 HIGH LEA ROAD
BRENTWOOD, TN 37027

New Owner - Send Tax Bills:
Alexander C. Loyd, IV
1226 Jefferson Davis Drive
BRENTWOOD, TN 37027

145-14
31

WARRANTY DEED

THIS INDENTURE, made this 31st day of December, A.D., 1997 between the Alexander C. Loyd, III Revocable Living Trust Agreement (a.k.a. Loyd Revocable Living Trust Agreement as shown on the Quitclaim deed for the property referred to herein dated June 5, 1996 as shown in Book 10086, Page 923 of the Register's office for Davidson County, Tennessee) of Davidson County, Tennessee, First Party, and Alexander C. Loyd, IV and wife, Tracey Mechele Loyd of Davidson County, Tennessee, Second Parties,

(For information purposes, Alexander C. Loyd, III, or Sandy Loyd, was born Alexander Cicero Loyd on November 6, 1917 in Bridgeport, Alabama. To the best of his knowledge, information and belief the designation "III" was not on his birth certificate even though he was named for an uncle that was named for his grandfather. His uncle, Alexander C. Loyd, Jr. died in San Antonio, Texas prior to 1968. On October 7, 1968, Alexander C. Loyd (Alexander C. Loyd, III) and wife Phyllis E. Loyd purchased the property referred to herein. Phyllis E. Loyd died in or about December of 1988 in Davidson County, Tennessee. Alexander C. Loyd, Jr. (Alexander C. Loyd, IV) was born to Alexander C. Loyd (Alexander C. Loyd, III) and his wife Phyllis on July 7, 1959. The designation "Jr." was on his birth certificate by mistake. The designation should have been "IV" and that is the designation he has been using for at least 15 years (except that "Jr." is still on his birth certificate and driver's license). Because of this confusion, Alexander C. Loyd (Alexander C. Loyd, III) began using the designation "III" and Alexander C. Loyd, Jr. (Alexander C. Loyd, IV) began using the designation "IV". On June 5, 1996, Alexander C. Loyd, III created the Alexander C. Loyd, III Revocable Living Trust Agreement and he quitclaimed the property referred to herein to that trust - using the name the "Loyd Revocable Living Trust Agreement", with Alexander C. Loyd, III as the trustee.)

WITNESSETH: that said First Party, for and in consideration of the sum of Three Hundred and Forty Thousand Dollars ($340,000.00) to it in hand paid by Second Parties, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

Land in Davidson County, Tennessee, being Lot No. 189 on the Plan of Tyne Valley Estates, Section 10, as of record in Book 3700, Page 136, Register's Office for said County, as revised by instrument of record in Book 4249, Page 780, said Register's Office, a revision of said Lot being shown on Page 782 of said Instrument and said revised lot being described as follows:

Beginning at a point in the North margin of Jefferson Davis Drive at the corner of Lots 188 and 189 on the recorded Plan; thence with said Drive, in a Southwesterly direction 148.60 feet to a monument; thence around a curve in a Westerly direction 36.37 feet to a monument; continuing with the Northerly margin of Jefferson Davis Court, northwesterly 100 feet to the common new corner of Lots 189 and 190; thence with the new line between said Lots, north 2 degrees 42 minutes east 162 feet and north 30 degrees 32 minutes east 158.8 feet to the common new rear corner between said lots; thence easterly along the new rear line, 73.40 feet to the corner of Lots 188 and 189 on the recorded Plan; thence with the line between these lots, southerly 301 feet to the beginning,

Conveyance of this property is made subject to utility anchor easements, a 10 foot public utility and drainage easement, 716.0

minimum floor elevation, building setback line to be established by the City of Forest Hills, and conditions of owner's certificate as shown on the Plan of Record in Book 3700, page 193, said Register's office for Davidson County, Tennessee.

Being the same property conveyed to First Party by quitclaim deed dated June 5, 1996 of record as shown in Book 10086, page 923, and as is corrected by Correction Deed of record as shown in Book 10740, page 563, both in the Register's Office for Davidson County, Tennessee.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Party, for itself and for its heirs, executors and administrators does hereby covenant with said Second Parties, their heirs, and assigns, that it is lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for 1997 that are not yet due and payable (and that First Party will pay in a timely manner) and that it will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

The designation of the parties to this instrument in either the plural or singular shall be applied to, and mean, either number and whenever a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Party hereunder sets its hands and seals the day and year first above written.

Alexander C. Loyd III (L.S.) _____ (L.S.)

STATE OF TENNESSEE,
DAVIDSON COUNTY

Personally appeared before me, George M. Johnson the undersigned authority, a Notary Public in and for said County and State Alexander C. Loyd, III, TRUSTEE for the Alexander C. Loyd, III Revocable Living Trust Agreement, the within named bargainor, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, in Davidson County, this 31st day of December, A.D. 1997.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE · WILLIAMSON CO. TENN.

My Commission Expires 11/2/99

STATE OF TENNESSEE) **ss.**
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater is greater for this transfer is $340,000.00.

Alexander C. Loyd III
Affiant

Subscribed and sworn to before me, this 31st day of December, 1997.

My Commission Expires: 11/2/99

Notary Public

RETURN TO:
Alexander C. Loyd, IV
1226 Jefferson Davis Dr.
Brentwood, TN. 37027

BOOK 10740 PG 569

0385375

IDENTIF. & REFERENCE

97 DEC 31 AM 9:37

REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

6921 12/31 0101 03CHECK 1271.00

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10740 PG 570

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
340000.00
CON TX 1258.00
PRFEE 1.00
WDEED 12.00
TOTAL 1271.00
CHECK 1271.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/31/97 01 09:38 0001 6921

0385375
IDENTIFICATION REFERENCE

97 DEC 31 AM 9:38
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1237617