THIS INSTRUMENT PREPARED BY:
DEAN ROBINSON, ATTORNEY
3125 North Mt. Juliet Road
P. O. Box 425
Mt. Juliet, TN 37122

BOOK 10998 PAGE 402

ADDRESS NEW OWNER:
C-R Partners
3735 N. Mt. Juliet Road
Mt. Juliet, Tennessee 37122

MORTGAGEE:
Cenlar Federal Savings Bank
P. O. Box 5232
Princeton, New Jersey 08543

SEND TAX BILLS:
Mortgagee

MAP-PARCEL:
Map 136-14-0
Parcel 180
FB #: 2DX-1444

7566 06/30 0101 03CHECK 397.99

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Michael B. Byrum and wife, Tammy Byrum,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **C-R Partners, a partnership consisting of Charles R. Custer and Darel Richardson,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 209 on the Plan of Harbor Gate, Section Two of record in Plat Book 6250, page 33, Register's Office for said County, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Michael B. Byrum and wife, Tammy Byrum, by deed from Felix D. Brown and wife, Jacqueline B. Brown, as of record in Book 9395, page 338, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Atlantic Coast Mortgage Company of record in Book 7290, page 269 and has been assigned to Cenlar Federal Savings Bank, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid mortgage is hereby transferred to the said Grantees, as is the hazard insurance.

98 JUN 30 AM 10:52

PICK-UP IDENTIF. & REFERENCE

0456848

This is improved property known as 313 Starboard Court, Nashville, Tennessee 37217.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 6366, page 494, and easements, covenants and conditions as shown on the Plan of record in Book 6250, page 33, Register's Office for Davidson County, Tennessee.

Property taxes for the current year have been settled between the parties and will be paid by the Mortgagee.

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; and we do covenant with the 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 herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said 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 26th day of June, 1998.

Michael B. Byrum
MICHAEL B. BYRUM

Tammy Byrum
TAMMY BYRUM

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **MICHAEL B. BYRUM AND WIFE, TAMMY BYRUM**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 26th day of June, 1998.

MICHELE M. COOPER NOTARY PUBLIC AT LARGE WILSON CO. TENN.

Michele M. Cooper
NOTARY PUBLIC

My Commission Expires: 03-22-2001

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is $105,135.06.

Charles R Lancaster, Partner
AFFIANT

Subscribed and sworn to before me this 26th day of June, 1998.

MICHELE M. COOPER NOTARY PUBLIC AT LARGE WILSON CO. TENN.

Michele M. Cooper
NOTARY PUBLIC

My Commission Expires: 03-22-2001

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

RECEIVED OF _____

FOR _____

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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	
			—	105135.06
			CON TX	388.99
			PRFEE	1.00
			WDEED	8.00
			TOTAL	397.99
			CHECK	397.99
06/30/98	01		10:53 0001	7566

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0456848
IDENTIF. ↑ REFERENCE

98 JUN 30 AM 10:52

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1313358