PLEASE RECORD AND RETURN TO: BOX 35

BOOK 11018 PAGE 763

THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

The actual consideration or value, whichever is greater, for this transfer is $***90,000.00

Affiant

Subscribed and sworn to before me this 22nd day of December, 1997.

Notary Public

My Commission Expires: My Commission Expires March 24, 2001

0461873 IDENTIF. ↑ REFERENCE
98 JUL 14 AM 9:30
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO | MAP & PARCEL NOS. |
|---|---|---|
| JOHNNY C. BYRD, JR.<br>GINA P. PEACOCK-BYRD<br>5855 Brentwood Trace<br>Brentwood, Tennessee 37027 | MID STATE FINANCIAL<br>2021 Richard Jones Road<br>Nashville, Tennessee 37215 | MAP 160-14 B<br>PARCEL 151 |

2944 07/14 0101 03CHECK 344.00

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of NINETY THOUSAND AND 00/100 ($***90,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantees the receipt of which is hereby acknowledged, I, JOHN WINDSOR LITTLE, unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto JOHNNY C. BYRD, JR. and wife, GINA P. PEACOCK-BYRD, 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:

BEING Unit No. 5855 in Brentwood Trace Condominiums, a Horizontal Property Regime, located on Old Hickory Boulevard, Brentwood, Davidson County, Tennessee, as shown on the Plat of Brentwood Trace Condominiums, recorded in Book 5200, page 219, as revised in Book 5200, page 230, and Book 5200, page 261, Register's Office for Davidson County, Tennessee, and described in Master Deed recorded in Book 5524, page 415, amended in Book 5545, page 510, and Book 5868, page 70, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to John Windsor Little by deed from Mary Lisa Holland-Harless and husband, Winston N. Harless, of record in Book 9734, page 448, Register's Office for Davidson County, Tennessee.

This is improved property known as 5855 Brentwood Trace, Brentwood, Tennessee 37027.

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.

GRANTOR COVENANTS with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee.

2. Matters, if any, shown on the plan of Brentwood Trace Condominiums of record in Book 5200, page 219, as revised in Book 5200, page 230, and Book 5200, page 261, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds himself, his 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.

IN WITNESS WHEREOF I have hereunto set my hand on this the 22nd day of December, 1997.

John Windsor Little by Carolyn Little Baker
JOHN WINDSOR LITTLE

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

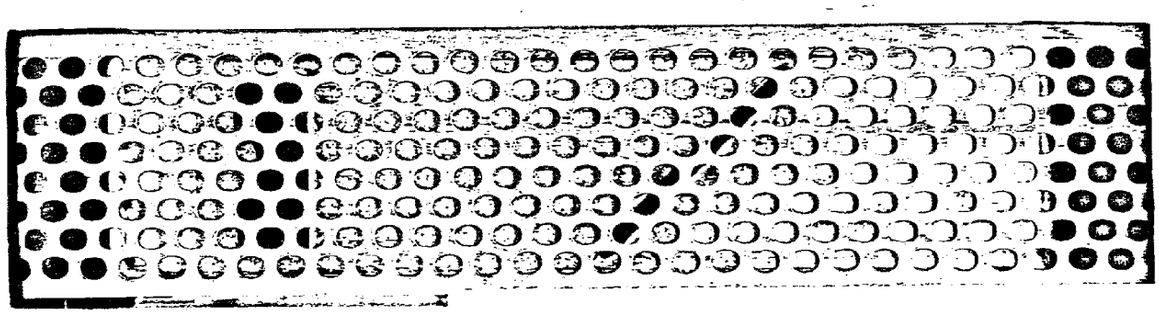
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CAROLYN LITTLE BAKER, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JOHN WINDSOR LITTLE, and acknowledged that she executed the same as the free act and deed of the said JOHN WINDSOR LITTLE.

WITNESS my hand and seal this 22nd day of December, 1997.

Mitchell A Watts
Notary Public

My Commission Expires: 9/29/2001

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.



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

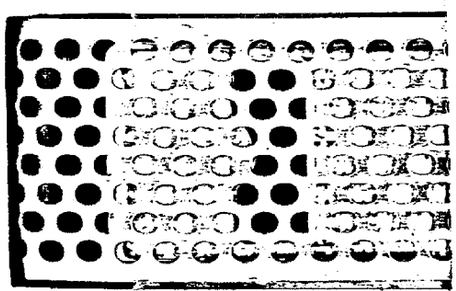
RECEIVED OF _____

FOR _____

BOOK 11018 PAGE 765

| | | |
|---|---|---|
| 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 | 90000.00 |
| CON TX | 333.00 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| CFEE | 2.00 |
| TOTAL | 344.00 |
| CHECK | 344.00 |

07/14/98 01 09:31 0001 2944

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0461873
IDENTIF. & REFERENCE

98 JUL 14 AM 9:30
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

**No.** 1318649