BOOK 11039 PAGE 980

WARRANTY DEED

VICTOR HAZELWOOD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $58,900.00

Robert L Craig
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **27TH DAY OF JULY, 1998.**

Victor Hazlewood
Notary Public

MY COMMISSION EXPIRES: May 26, 2002.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert L. Craig (NAME)	**Century Mortgage Corp.** (NAME)	**91-8-41**
1018 44th Avenue North (ADDRESS)	**Two International Drive, Suite 507** (ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	**Nashville, TN 37217** (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **William G. Byrd Jr. and wife Lynda L. Byrd**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert L. Craig, unmarried**, 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 the north 13 feet of Lot No. 8 and the south 25 feet of Lot No. 9 on L. H. Davis' Subdivision of Lot No. 41 of the Clifton Plan of record in Book 57, Page 100, Register's Office for said County, Tennessee.

Said parts of said lots adjoin and front together 38 feet on the easterly side of 44th Avenue North, formerly Lauglin Street, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to William G. Bryd, Jr. and wife, Lynda L. Byrd by deed of record in Book 10607, Page 31, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Lynda L. Byrd by William G. Byrd, Jr. as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 11039, Page 979, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **1018 44th Avenue North, Nashville, TN 37209**
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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; 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.

IDENTIF. ▲ REFERENCE 04680 73

98 JUL 29 PM 12:14

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

Witness my/our hand(s) this 27th day of July, 1998.

William G. Byrd Jr.

Lynda L. Byrd BY WILLIAM G. BYRD ATTY IN FACT

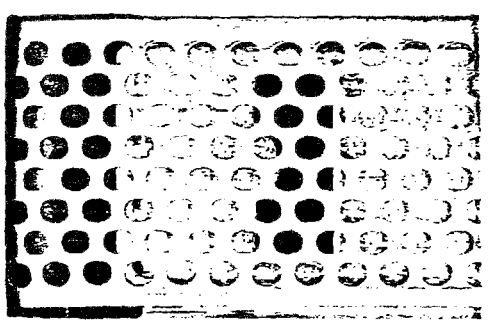
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this July 27, 1998 before me personally appeared William G. Byrd, Jr., the person who executed the foregoing instrument on behalf of Lynda L. Byrd, and acknowledged that he executed the same as the free act and deed of the said Lynda L. Byrd, through Power of Attorney granted William G. Byrd, Jr., by the said Lynda L. Byrd.

Notary Public

Commission Expires: 5/26/2002

VICTOR HAZELWOOD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.



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

RECEIVED OF _____

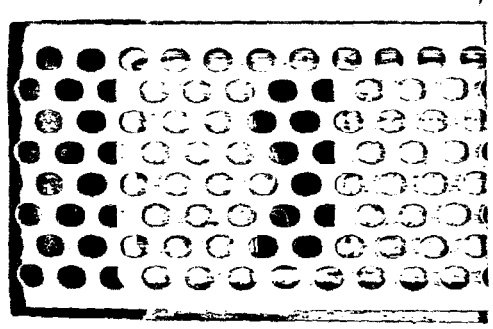
FOR _____

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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 58900.00
CON TX 217.93
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 228.93
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 228.93
07/29/98 01 12:15 0001 9576



98 JUL 29 PM 12:14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0468073
IDENTIF. # REFERENCE

No. 1325202