FILE BOX 45

WARRANTY DEED

ZANA C. PETTY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON BOOK 11082 PAGE 870
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 99,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
25th DAY OF August 19 98

Notary Public

MY COMMISSION EXPIRES: January 20, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William R. Creed (NAME)	Franklin American Mortgage (NAME)	MAP 150-3
3304 Country Hill Road (ADDRESS)	214 Overlook Circle, #150 (ADDRESS)	PARCEL 213
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (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 Kyle Byrd and wife, Peggy M. Byrd

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William R. Creed and wife, Sandra L. Creed

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 Lot No. 65, on the Plan of Harbor Landing Subdivision, Section 2, recorded in Plat Book 6250, Page 352, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to William Kyle Byrd and wife, Peggy M. Byrd by Quitclaim Deed from Judith A. Butler, of record in Book 10964, Page 499, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 6319, Page 68, Register's Office for said County.

98 AUG 26 PM 2:23

0479902

IDENTIF. & REFERENCE

unimproved ( )
This is improved (X) property, known as 3304 Country Hill Road, Antioch, TN 37013
(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.

Witness our hand s this 25th day of August 19 98

William Kyle Byrd

William Kyle Byrd

Peggy M. Byrd

Peggy M. Byrd

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 11082 PAGE 871

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Kyle Byrd and wife, Peggy M. Byrd

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 25th day of August 19 98.

Commission expires January 20, 1999

Notary Public

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

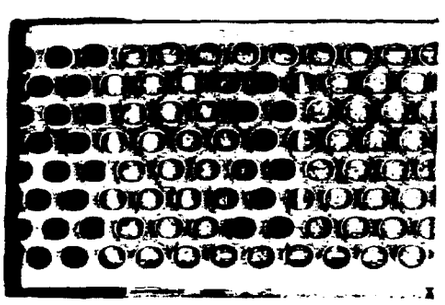
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

2289 08/26 0101 03CHECK 380.63



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

RECEIVED OF _____

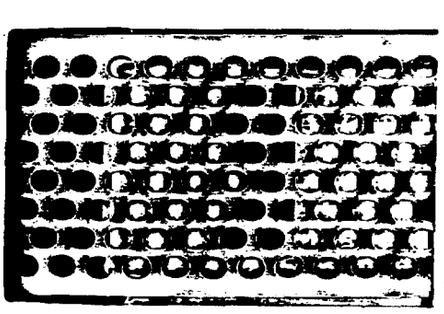
FOR _____

BOOK 11082 PAGE 872

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	99900.00
			CON TX	369.63
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	380.63
			CHECK	380.63
08/26/98	01		14:23 0001	2289

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0479902
IDENTIF. ↑ REFERENCE

98 AUG 26 PM 2:23

REGISTER
DAVIDSON COUNTY, TN.

No. 1337771