PLEASE RETURN TO:
AMERICAN ESCROW COMPANY
105 HAZEL PATH P.O. BOX 1733
HENDERSONVILLE, TN 37077

BOOK 11257 PAGE 575

STATE OF TENNESSEE
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 104,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF December, 1998

Notary Public K. J. Shelton

MY COMMISSION EXPIRES: September 25, 1999

(AFFIX SEAL)

K. J. SHELTON NOTARY PUBLIC AT LARGE SUMNER COUNTY TENN

THIS INSTRUMENT WAS PREPARED BY
AMERICAN ESCROW COMPANY, 105 Hazel Path, P.O. Box 1733, Hendersonville, TN 37077

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	MORTGAGEE: SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Daniel M. Williams	Franklin American Mortgage	4D 90301
(NAME)	(NAME)	
1209 Jackson's Hill Road	501 Corporate Center S-400	86-7-79
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Hermitage, TN 37076	Franklin, TN 37067	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. ZIP)	

FOR AND IN 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, Lisa Burney Green, now known as Lisa Burney Green Byrd and husband, Sims W. Byrd

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Daniel M. Williams and wife, Lynda S. Williams

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 Number 114 on the Plan of the Resubdivision of Lots 75-77 and 112-114, Phase II, Jackson's Retreat of record in Plat Book 6250, Page 194, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jeffery C. Green and wife, Lisa B. Green by Deed of record in Book 7778, Page 601, and thence conveyed to Lisa Burney Green by Quitclaim Deed of record in Book 11148, Page 146, Register's Office for Davidson County, Tennessee.

Lisa B. Green being one in the same person as Lisa Burney Green and Lisa A. Byrd, and now known as Lisa Burney Green Byrd.

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

Reference is hereby made to the Power of Attorney of Sims W. Byrd being recorded simultaneously herewith.

The Affidavit of Attorney in Fact is hereby added to and made a part hereof.

unimproved
This is improved XX property, known as 1209 Jackson's Hill Road Hermitage, TN 37076
(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 15th day of December, 1998

Lisa Burney Green Byrd
Lisa Burney Green Byrd

Sims W. Byrd by Lisa A. Byrd his attorney-in-fact
Sims W. Byrd, BY: Lisa A. Byrd, his attorney-in-fact

STATE OF TENNESSEE
County of Davidson

Personally appeared before me,
Lisa Burney Green Byrd
with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of December 19 98

Commission expires September 25, 1999

K. J. Shelton Notary Public

K. J. SHELTON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

STATE OF TENNESSEE
County of Davidson

Personally appeared before me, Lisa A. Byrd in her capacity as Attorney In Fact for her husband, Sims W. Byrd
with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney in fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 15th day of December 19 98

Commission expires September 25, 1999

K. J. Shelton Notary Public

K. J. SHELTON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

98 DEC 17 PM 2:51

REGISTER
DAVIDSON COUNTY, TN.

0526625

IDENTIF. ↑ REFERENCE

AFFIDAVIT OF ATTORNEY IN FACT

PURSUANT TO THE POWER OF ATTORNEY OF:

Sims W. Byrd

STATE OF TENNESSEE
COUNTY OF Davidson

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this Affidavit, or a certified true copy of this Affidavit, is attached was executed by the undersigned as Attorney in Fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power and authority granted unto the undersigned by said principal.

3. That the undersigned has no knowledge or notice of the termination of the power and authority granted unto the undersigned as Attorney in Fact for the said principal, either by revocation or by the said principal's death.

FURTHER THE AFFIANT SAYETH NOT:

WITNESS my hand on this the 15th day of December , 19 98 .

Lisa A. Byrd

Lisa A. Byrd

SWORN to and subscribed before me, this the 15th day of December , 19 98 .

Notary Public K. J. Shelton

My Commission Expires: 09/25/99

K. J. SHELTON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.

2019 12/17 0101 03CHECK 399.80

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11257 PAGE 578

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

CRNT

	104000.00
CON TX	384.80
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	399.80
CHECK	399.80

12/17/98 01 14:51 0001 2019

0526625
IDENTIF. # REFERENCE

98 DEC 17 PM 2:51
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1401469