File Box 9-B
First Title and Escrow Company, Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

BOOK 11272 PAGE 117

George E. Mudter, Jr., Atty.
2000 Richard Jones Rd., Ste. 110
Nashville, Tennessee 37215

#16132

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
TIMOTHY J. BYRON (NAME)	(NEW OWNERS) (NAME)	130-7
4304 Harding Place (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	41
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	BM8355

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, IVAN MICHAEL ROBBINS AND WIFE, CHERIE LYNN RYAN ROBBINS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TIMOTHY J. BYRON AND WIFE, VERNEDA M. BYRON

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 191C on the Plan of ReSubdivision Parts Royal Oaks, as of record in Plat Book 974, pages 4 and 5, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Ivan Michael Robbins and Cherie Lynn Ryan, both unmarried, joint tenants with right of survivorship by deed from Robert Young Dale and wife, Jan Rogers Dale of record in Book 9359, page 678, said Register's Office. The said Ivan Michael Robbins and Cherie Lynn Ryan having since married.

This conveyance is made subject to all matters appearing on the plan of record in Plat Book 974, paes 4 and 5, Register's Office for Davidson County, Tennessee.

IDENTIFICATION REFERENCE 0530415

98 DEC 30 AM 9:23

REGISTER DAVIDSON COUNTY, TN.

6057 12/30 0101 03CHECK 1021.10

unimproved ( )
This is improved (XX property, known as 4304 Harding Place, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 18th day of December, 19 98

Ivan Michael Robbins
IVAN MICHAEL ROBBINS

Cherie Lynn Ryan Robbins
CHERIE LYNN RYAN ROBBINS

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, IVAN MICHAEL ROBBINS AND WIFE, CHERIE LYNN RYAN ROBBINS with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 21st day of December, 19 98.

My commission expires 9/23/2000 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ 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 _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 273,000.00

Ivan Michael Robbins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF December 19 98

MY COMMISSION EXPIRES: 9/23/2000 (AFFIX SEAL)

Notary Public

WARRANTY DEED

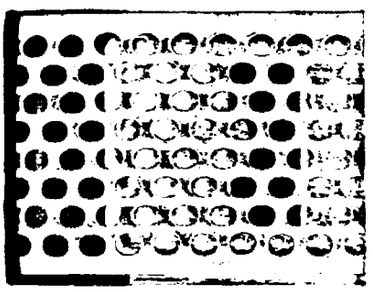
FROM IVAN MICHAEL ROBBINS AND WIFE, CHERIE LYNN RYAN ROBBINS

TO TIMOTHY J. BYRON AND WIFE, VERNEDA M. BYRON

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

OFFICIAL RECEIPT

BILL GARRETT
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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

AMT

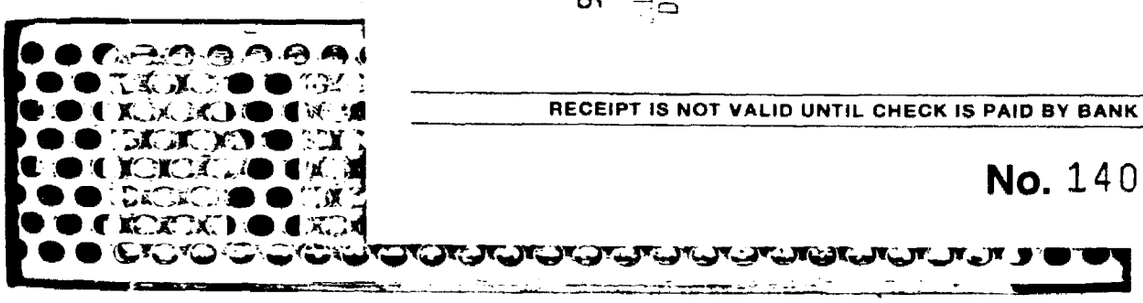
	27000.00
CO TX	1010.10
PRFEE	1.00
MISC	9.00
CFEE	2.00
TOTAL	1021.10
CHECK	1021.10

12/30/98 01 09:20 0001 0057

0530415
IDENTIF. # REFERENCE

98 DEC 30 AM 9:23

J.L. GARRETT, REGISTER
DAVIDSON COUNTY, TN.



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1403369