BOOK 11561 PAGE 445

Map & Parcel: # 107-5-48

This Instrument Prepared By:
D.W. McMACKIN
5200 MARYLAND WAY SUITE 105
BRENTWOOD, TN 37027

Name/Address New Owner:
Randy L. Wilson
720 Patricia Drive, Nashville, Tennessee 37217

Send Tax Statements To:
First Union Mortgage Corporation
1100 Corporate Center Drive/NC4777
Raleigh, NC 27607-5066

99 JUL -7 AM 10:25

REGISTER
DAVIDSON COUNTY, TN.

RECEIVED FOR RECORD

06087390

NOTE

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Harold Byrne and Wanda Byrne** , have bargained and sold and by these presents does transfer and convey unto **Randy L. Wilson** , their heirs and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being the southerly part of Lot No. 104 on the plan of Bel-Air Section II, of record in Book 2900, Page 32, Register's Office for said County.

Beginning at a point in the northeasterly margin of Patricia Drive at the corner of Lots No. 103 and 104; thence northeasterly, leaving the line between said lots, 115.1 feet to an iron pin, which is 4.1 feet South of the common line of said lots and continuing northeasterly 32 feet to the center of a creek; thence with the center of said creek, southeasterly 61 feet, more or less, to the common original corner of Lot Nos. 104 and 105; thence with the line between said lots, South 45 degrees, 55 minutes West 150 feet, more or less, to the margin of Patricia Drive; thence with the margin of the same, northwesterly 65 feet to the point of beginning.

Being the same property conveyed to Harold Byrne and wife, Wanda Byrne by deed from Harold E. Wills and wife, Debra K. Cane n/k/a Debra K. Wills of record in Book 10514, page 264, Register's Office for Davidson County.

This conveyance is subject to the 1999 property taxes which have been prorated, Grantees to pay.

This instrument is made subject to a deed of trust of record in Book 3738, page 67, said Register's Office, and to restrictive covenants of record in Book 2959, page 215, and as amended in Book 2964, page 1, and Book 3096, page 485, said Register's Office, and all applicable Metropolitan Government planning and zoning.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

The legal description contained herein is identical to the legal contained in the previous deed of record.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND WE DO COVENANT with the said Grantees, their heirs and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this the **30th** day of **June, 1999.**

Harold Byrne

Harold Byrne

Wanda Byrne

Wanda Byrne

INDIVIDUAL)
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned a Notary Public of said County and State, **Harold Byrne and wife, Wanda Byrne** , the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **30th** day of **June, 1999.**

Notary Public

My Commission Expires
My Commission Expires
7-27-2002

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I, or we hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$99,900.00,** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **30th** day of **June, 1999.**

Notary Public

My Commission Expires
My Commission Expires
7-27-2002

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

0608739

DENIES A REFERENCE

99 JUL -7 AM 10:26

REGISTER
DAVIDSON COUNTY, TN.

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CAMT	99900.00
CON TX	369.63
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	380.63
CHECK	380.63

07/07/99 01 10:27 0001 9308

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1487692