Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

39-B
File #99-1574

BOOK 11678 PAGE 921

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned William A. Byrn, and wife, Emily C. Byrn, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Charles McMinn, and spouse, Louise McMinn, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Being Lot No. 2 on the Plan of Redbud, a Planned Residential Development, of record in Book 4675, Page 137, amended in Book 4910, Page 872, Book 4937, Page 346, Book 4953, Page 846, and Book 5003, Page 925, said Register's Office to which plat reference is hereby made for a more complete description.

Being the same property conveyed to William A. Byrn and wife, Emily C. Byrn by deed of record in Book 9907, Page 572, Registers office for said County.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record.

This is improved property, known as: 2 Redbud Drive, Nashville TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 27th day of September, 1999

William A. Byrn

Emily C. Byrn

064076

MAP REFERENCE

99 SEP 28 PM 3:04

BILL GARNELL REGISTER
DAVIDSON COUNTY, TN.

1047.00 MORTGAGE TAX 09/28/1999

State of Tennessee)
County of Davidson)

On this 27th day of September, 1999, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named William A. Byrn and Emily C. Byrn, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 9-29-2001

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 280,000.00.

Martha M. Hanby
Affiant

Sworn and subscribed before me on this the 27th day of September, 1999.

Notary Public

My Commission Expires: 9-29-2001

NEW OWNER:
Charles McMinn
2 Redbud Drive
Nashville, TN 37215

RESPONSIBLE FOR TAX PAYMENT:
OWNER

TAX MAP-PARCEL #:
131-1-B-A22CO

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

0640476

IDENTIFICATION REFERENCE

99 SEP 28 PM 3:04

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

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CAMT
280000.00
CON TX 1036.00
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 1047.00
CHECK 1047.00

09/28/99 01 15:07 0001 3399

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1521313