FILE NO. SP40401
FILE BOX "7"

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 34,000.00

Billie J. Byrd
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF NOVEMBER 20 01

Notary Public

MY COMMISSION EXPIRES: 9/28/2002
(AFFIX SEAL)

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 28, 2002

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BILLIE J. BYRD	S A M E	83-1-166
(NAME)	(NAME)	
1031 Granada Avenue		27W 20470
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (P.O ZIP)	(CITY) (STATE) (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 I, BETTY WELKER DAVIS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BILLIE J. BYRD

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 the westerly half of Lot no. 14 on the Plan of W. H. Hyronemus' Addition, as of record in Book 161, page 174, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 14 fronts 50 feet on the northerly side of Bailey Avenue and runs back between parallel lines 168 feet to an alley.

BEING the same property conveyed to John Everette Davis and Betty Welker, a joint tenancy with right of Survivorship, by Quitclaim Deed from John Everette Davis of record in Book 8260, page 981, Register's Office for Davidson County,Tennessee and by Will from Louis A. Davis of record in Book 8243, page 693, Register's Office for Davidson County, Tennessee. The said John Everette Davis having since died.

Davidson County DEEDWARR
Recvd: 12/14/01 12:13 2pgs
Fees:13.00 Taxes:125.80
20011214-0138394

This is unimproved ( ) improved (X) property, known as 1031 Granada Avenue, Nashville, Tennessee 37206
(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 my hand this 14th day of November, 20 01

Betty Welker Davis
BETTY WELKER DAVIS

STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named BETTY WELKER DAVIS

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of November, 20 01.

Commission Expires 9/28/2002

Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____, a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 20____.

_____ Notary Public

Commission Expires _____

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 28, 2002

WARRANTY DEED

FROM

TO