BILL GARRETT, Davidson County
Trans:T20130107103 DEEDWARR
Recvd: 12/26/13 14:41 4 pgs
Fees:22.00 Taxes:0.00

20131226-0130041

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

CERTIFICATION # 00010354

I, Sadie Wade, Register of Deeds, hereby certify this is a true and perfect copy of Instrument Number, 93063376, Book Number, 1105, page(s), 318, recorded in this office as a DEED from AXT RICHARD CHARLES JR to BYRD LAWRENCE JR.

Witness the Official Signature and Seal this 20th day of December 2013.

Sadie Wade, Register

Deputy Register

WILLIAMSON CO. REGISTER OF DEEDS * FRANKLIN, TN *

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Lawrence Byrd, Jr.	NationsBanc Mortgage Corporation	MAP and PARCEL
Marilyn A. Byrd	Attn: Tax Dept.	
918 Bluff Road	P.O. Box 353	031-022.00
Brentwood, TN 37027	Louisville, KY 40201-0353	Dist. 16

This instrument prepared by: Cindy S. Smith, Attorney, Royal Elm Office Park
2605 Elm Hill Pike, Suite C, Nashville, Tennessee 37214 (Davidson County - Box 27B)

WARRANTY DEED

BK 1105 PG 318

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Richard Charles Axt, Jr. and Jacqueline B. Axt, husband and wife** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Lawrence Byrd, Jr. and Marilyn A. Byrd, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Williamson** County, State of Tennessee, being more particularly described as follows, to wit:

TRACT I Being part of Lot No. 1-A on the plan of Bluff Road Acres, Concord Realty Tracts, of record in Plat Book 7, Page 10, said Register's Office, located in the 16th Civil District of Williamson County, Tennessee, described as follows:

BEING at a point in the center of Bluff Road, said point being 328.92' north of Pinkerton Road; thence continuing along the cneter of said road north 5 degrees 08' 13" east, 17.91' to the beginning of a curve; thence with said curve to the left having a radius of 482.482, a distance of 32.69' to a point common to Tract No. 2-A; thence with a line common to said tract north 85 degrees 10' 18" east, 910.51' to a point at Owl Creek; thence along said creek north 27 degrees 07' 43" east, 413.51' to a point; thence with a line common to Tract No. 3-A north 69 degrees 08' 59" east, 502.05 feet to a point in King's east line; thence along said line south 0 degrees 29' 27" east, 315.37' to an iron pin; thence south 0 degrees 07' 15" west, 1323.86' to an iron pin; thence south 42 degrees 15' 06" west, 60.13' to an iron pin at Owl Creek; thence with the following lines common to Owl Creek Subdivision, north 34 degrees 40' 25" west, 259.49' to an iron pin; thence north 0 degrees 49' 41" west, 150.40' to an iron pin; thence north 36 degrees 36' 59" west, 220.91' to an iron pin; thence leaving the lines common to Owl Creek Subdivision, north 11 degrees 36' 36" east, 235.88' to a point; thence south 85 degrees 10' 18" west, 918.18' to the POINT OF BEGINNING, and containing 9.325 acres, more or less.

TRACT II Land located in the 16th Civil District of Williamson County, Tennessee, and being part of Lot 1-A on the plan of Bluff Road Acres, Concord Realty Tracts, of record in Plat Book 7, Page 10, said Register's Office, and more particularly described as follows:

BEGINNING at an iron pin in the centerline of Bluff Road, being common to the northwest corner of Tract 8-A on the plan of Bluff Road Acres, Concord Realty Tracts; thence with the centerline of Bluff Road, north 5 degrees 08' 13" east, 150.11 feet to a point; thence leaving Bluff Road, north 85 degrees 10' 18" east, 918.18 feet to a point in Owl Creek; thence south 11 degrees 36' 36" west, 235.88 feet; thence with line common to Owl Creek Subdivision, south 79 degrees 13' 38" west, 399.48 feet; thence with the line common to Tract 8-A, north 32 degrees 13' 58" west, 129.42 feet to a point; thence continuing south 85 degrees 50' 07" west, 420.53 feet to the POINT OF BEGINNING and containing 4.11 acres, more or less.

Being the same property conveyed to Richard Charles Axt, Jr. and wife, Jacqueline B. Axt by deed from David C. Hooven and wife, Anna P. Hooven of record in Book 644, Page 926, Register's Office for Williamson County, Tennessee.

This is property with a common address of 918 Bluff Road, Brentwood, TN 37027.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 7, Page 10, Register's Office for Davidson County, Tennessee, and all matters therein; 3) Restrictive Covenants of record in Book 322, Page 204, said Register's office.

[STATE OF TENNESSEE
[COUNTY OF DAVIDSON
[The actual consideration or value, whichever is greater for this
[transfer is $160,000.00
[
[Affiant
[Subscribed and sworn before me this 12th day of August, 1993.
[
[My Commission Expires: 10-14-96 Notary Public

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **12th** day of **August, 1993.**

Richard Charles Axt, Jr.

Jacqueline B. Axt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BK 1105 PG 320

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Richard Charles Axt, Jr. and Jacqueline B. Axt, husband and wife** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at **Nashville,**, Tennessee, this **12th** day of **August, 1993.**

Lisa L. Lane
Notary Public
My Commission Expires: 10-14-96

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named _____, with whom I am personally acquainted, and who acknowledged that (s)he executed the within instrument for the purposes therein contained, and who further acknowledged that (s)he is the Attorney-In-Fact of _____, and is authorized by _____ to execute this instrument on his/her behalf.

Witness my hand and official seal at **Nashville,**, Tennessee, this **12th** day of **August, 1993.**

_____
Notary Public
My Commission Expires:

File No. 9308-317

TRANSFERRED
1993
DENNIS ANDERSON
WILLIAMSON

State of Tennessee, County of WILLIAMSON
Received for record the 16 day of
AUGUST 1993 at 12:26 PM. (RECH 63376)
Recorded in official records
Book 1105 Page 318- 320
Notebook 51 Page 343
State Tax $ 592.00 Clerks Fee $ 1.00,
Recording $ 12.00, Total $ 605.00.
Register of Deeds SADIE WADE
Deputy Register SHERRY ANDERSON