Send tax notices to First Federal Savings & Loan — OWNER C. A. Birdwell, 109 Elmont Ave. Madison, Tenn.

Deed prepared by James R. McKinney Atty. Madison, Tenn.

WARRANTY DEED BOOK 3976 PAGE 447 MADISON TITLE COMPANY

For and in consideration of the sum of Ten and no/100 - DOLLARS ($ 10.00),

Cash in hand the receipt of which is hereby acknowledged, and for other good and valuable considerations.

MAP 60-12

Par 106

KD MS



Floyd E. Fagan and wife Ruby A. Fagan

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

C. A. Birdwell and wife Flossie Birdwell

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the westerly 95 feet of Lot No. 94 on the Map of Capitol View Subdivision, as of record in Book 974, pages 52 and 53, Register's Office for said County.

Said part of said lot fronts 95 feet on the northerly side of Capitol View Avenue and runs back between lines, 289.1 feet on the westerly line and 285 feet on the easterly line, more or less, to a dead line on which it measures 95 feet.

Being the same property conveyed to Floyd E. Fagan and wife Ruby A. Fagan by deed from Clifton A. Vinson and wife Evelyn June Vinson as of record in Book 3129 page 109 in Register's Office for said County.

Improved property

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Whenever 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 Grantor has hereunto set his hand on this, the 27 day of December, 1965.

Floyd E. Fagan

Ruby A. Fagan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, HUBERT L. BAKER, a Notary Public in and for the State and County aforesaid, personally appeared the within named Floyd E. Fagan and Ruby A. Fagan

the bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee,

this, the 27 day of DECEMBER, 1965

Hubert L. Baker
Notary Public

My commission expires: August 10, 1969

STATE OF _____

COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____ the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19 ____

_____
Notary Public

My commission expires: _____

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19 ____

_____
Notary Public

My commission expires: _____

WARRANTY DEED

From FLOYD E. FEGAN ET UX

To C. A. BIRDWELL ET UX

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JAN 10 1 52 PM '66

NOTED BOOK 113 PAGE 308
RECORDING FEE 2.25
DEP. REG. _____

MADISON TITLE COMPANY
533 Gallatin Rd.
Madison, Tennessee

208

Mail Deed To C.A. Birdwell
109 Elmore Ave
Madisonville

1321 8

STATE TAX $ 8.75
PROBATE $ 9.25
TOTAL

JAN 10 1966

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID JAN 10 1966

BOOK 3976 PAGE 448