BOOK 4433 PAGE 527

THIS INSTRUMENT WAS PREPARED BY
MARTIN & COCHRAN
NASHVILLE, TENNESSEE
BY John D. Cochran

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert W. Birdwell, et ux	Same	97-2
(NAME)	(NAME)	2
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Seven Thousand, Five Hundred ($7500.00) and no/100---------- *DOLLARS*

cash in hand paid by Robert W. Birdwell and wife, Dolores C. Birdwell, the receipt of which is hereby acknowledged, T & R, Inc., a Tennessee corporation,

JUL 23	CONV	*7,500.00				
JUL 23	S'TAX		A*	19.50		
JUL 23	PR'FEE		A*	.50		
JUL 23	W'DEED		A*	6.00	*	26.00

.....has.....*have bargained and sold, and by these presents do transfer and convey unto the said* Robert W. Birdwell and wife, Dolores C. Birdwell, their .....*heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in Davidson County, Tennessee, being Lot No. 10 on the plan of Lake Park, Section 1, as of record in Book 4175, pages 134 and 135, Register's Office for said County, and described as follows:

Beginning at a point on the southerly margin of Lake Parkway Court, said point being a common corner between Lot No. 10 and Lot No. 9 on said plan; thence southwesterly with the line between Lot No. 10 and Lot No. 9 of said plan 150 feet to a point; thence S 73° 05' E 60 feet to a concrete monument; thence N 83° 19' E 149.50 feet to a concrete monument; thence N 13° 46' E 90 feet to a point, the most southerly corner of Lot No. 11 on said plan; thence with the common line between Lot No. 10 and Lot No. 11 150 feet to a point on the southeasterly margin of Lake Parkway Court; thence with the same westerly and with a curve to right 65.45 feet to the point of beginning.

Being part of the property conveyed to T & R, Inc., by deed from Shirley Haskell Griggs and wife, Ruth Griggs, of record in Book 3791, page 530, Register's Office for said County.

EARL HOOPER * NOTARY PUBLIC * DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 7500.00

Subscribed and sworn to before me, this the 15 day of July, 1970

Dolores C. Birdwell
Affiant

My commission expires 5-23-73
(Affix Seal)

Earl Hooper
Notary Public

This unimproved ( ) property, known as Lot 10, Section I, Lake Parkway Court, Nashville, Tenn.
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Robert W. Birdwell and wife, Dolores C. Birdwell, their *heirs and assigns, forever.*

And T & R, Inc. *do* es *covenant with the said* Robert W. Birdwell and wife, Dolores C. Birdwell *that* T & R, Inc. is *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except for taxes for the year 1970 which have been prorated and the payment of which is assumed by Robert W. Birdwell and wife, Dolores C. Birdwell, and by restrictions of record in Book 4429, page 577, Register's Office for Davidson County, Tennessee, a 10-foot easement for public utilities and drainage, a minimum building setback line from Lake Parkway Court of 50 feet, an anchor easement, and conditions of owner's certificate as shown on plan of record, in Book 4175, pages 134 and 135, Register's Office for Davidson County, Tennessee.

And T & R, Inc. does *further covenant and bind* its successors *heirs and representatives, to warrant and forever defend the title to the said land to the said* Robert W. Birdwell and wife, Dolores C. Birdwell, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our hands *this* 23rd *day of* July, 19 70, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

T & R, Inc.

President

Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

.....

.....

the bargainor....., 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..... day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF.....
COUNTY OF.....

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

.....

.....

the bargainor....., 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....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Lucille Cooper *, a Notary Public of the State and County aforesaid, personally appeared* C. E. Hoyle & Bruce Taylor *, with whom I am personally acquainted, and who, upon oath, acknowledged* them *selves to be* President & Secretary *of the* D. K. Inc *, the within named bargainor, a corporation, and that* he/as such Officers *, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by* himself/as President & Secretary

Witness my hand and seal, at office in Nashville *, this* 15 *day of* July *, 19* 70

Lucille Cooper
Notary Public

Commission Expires 5-23-73

WARRANTY DEED

FROM

T & R, Inc.

TO

Robert W. Birdwell and wife, Dolores C. Birdwell

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A 8 4 6 1 3

IDENTIF. REFERENCE

JUL 23 1 51 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE