THIS INSTRUMENT PREPARED BY
THOMAS, HALLIBURTON, BALLIN & FORTAS
122 PARKWAY TOWERS
NASHVILLE, TENNESSEE 37219

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 15,000.00

Charles R. Doremus
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF June 19 71.

William R. Beasley
Notary Public

MY COMMISSION EXPIRES: Oct. 30, 1973
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Charles R. Doremus (NAME) | LOMAS & NETTLETON COMPANY (NAME) | 61-16-96 |
| 1305 McAlpine Street (STREET ADDRESS OR ROUTE NUMBER) | 3200 Pacific Avenue (STREET ADDRESS) | |
| Nashville, Tennessee (CITY) (STATE) (P. O. ZIP) | Virginia Beach, Virginia (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, Brandon W. Birdwell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles R. Doremus & wife Katheryn S. Doremus

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:

Land in Davidson County, Tennessee, being the southerly 200 feet of the westerly half of Lot No. 41 on the map of Kennedy and Graves' Subdivision of Blocks "C" and "D", Monte Vista, as of record in Book 343, Page 14, Register's Office for said County.
Said part of Lot No. 41 fronts 56.55 feet on the northerly side of McAlpine, Formerly Alpine, Avenue, and runs back between parallel lines, as measured from the center of said Avenue, 220 feet to the southerly line of the property conveyed to G. E. Stone and wife by deed from S. Briggs Burkhalter and wife, of record in Book 1815, page 69, said Register's Office.

Being the same property conveyed to Brandon W. Birdwell & wife Lillian Earl Birdwell, by warranty deed from S. Briggs Burkhalter & wife Jean E. Burkhalter, as of record in Book 1906, Page 439, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) 1305 McAlpine Street Nashville, Tennessee
(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 our hand s this 22 day of June, 19 71

Brandon W. Birdwell
Brandon W. Birdwell

BOOK 4514 PAGE 53

STATE OF TENNESSEE
Davidson County

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

the bargainor, with whom I am personally acquainted, and who acknowledged that HE executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 22nd day of June 1971

Commission expires Oct. 30, 1973

William R Brooks
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
Brandon W. Birdwell

TO
Charles R. Doremus & wife
Katheryn S. Doremus

B 20229

IDENTIF. REFERENCE

JUN 23 4 03 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY
THOMAS, HALLIBURTON, BALLIN & FORTAS
122 PARKWAY TOWERS
NASHVILLE, TENNESSEE 37219

| | | | | | | |
|---|---|---|---|---|---|---|
| JUN 23 71 | CONV | 15,000.00 | | | | |
| JUN 23 71 | S TAX | | A* | 39.00 | | |
| JUN 23 71 | REC FEE | | A* | .50 | | |
| JUN 23 71 | W DEED | | A* | 3.00 | * | 42.50 |