THIS INSTRUMENT PREPARED BY: James Smith, Attorney
142 North Main St.
Goodlettsville, TN 37072

Mail

WARRANTY DEED

BOOK 4544 PAGE 144

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Wesley D. Birdwell, et ux	First Federal Savings & Loan	
(NAME) 106 Dorris Ave.	(NAME) 4th & Main Street	Map 18-16
(STREET ADDRESS OR ROUTE NUMBER) Goodlettsville, TN 37072	(STREET ADDRESS) Nashville, Tenn.	Pcl. 88
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)---------- *Dollars,*

cash in hand paid by Wesley D. Birdwell and wife, Shirley Birdwell, and other good and valuable considerations, the receipt of which is hereby acknowledged,

we, Tucker Seigenthaler and wife, Marlene M. Seigenthaler,

have this day bargained and sold, and do hereby transfer and convey unto the said Wesley Birdwell and wife, Shirley Birdwell, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being part of Lot No. 4 on the Map of the Callie Utley Lands, in the 10th Civil District of Davidson County, Tennessee, not of record, and described as follows:

Beginning at a point in the southerly margin of Dorris Avenue as dedicated by instrument of record in Book 2280, page 521, Register's Office for said County; said point being 170 feet west of the center line of the Old Nashville and Springfield Pike; thence southerly 160 feet to a point; thence westerly 75 feet to a point; thence northerly 160 feet to the south margin of Dorris Avenue; thence with the margin of the same easterly 75 feet to the point of beginning.

Being the same property conveyed to Tucker Seigenthaler and wife, Marlene M. Seigenthaler, by deed from Matt N. Thomson and wife, Kitty B. Thomson, of record in Book 4333, page 996, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to and the Grantees hereby assume Deed of Trust notes secured by Deeds of Trust of record in Book _____, page _____, and Book _____, page _____, R.O.D.C., Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 3,450.00

Subscribed and sworn to before me, this the 8th day of October 19 71

Affiant Wesley D Birdwell

My commission expires: 2-24-74 (Affix Seal)

Notary Public James T. Smith

This is unimproved ( ) improved (X) property, known as 106 Dorris Drive, Goodlettsville, TN 37072
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Wesley D. Birdwell and wife, Shirley Birdwell, their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.* except as noted herein.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Wesley D. Birdwell and wife, Shirley Birdwell, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hand S this 8th day of October, 1971, the *corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X Tucker Seigenthaler

X Marlene Seigenthaler

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, James L. Scarbrough, *a Notary Public in and for said County and State,* Tucker Seigenthaler and wife, Marlene M. Seigenthaler,

the within named bargainors, 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 Davidson Co., *Tennessee, this* 9th *day of* October, *19*71.

James L. Smith *Notary Public*

Commission expires 2-24-74

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ... *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* ....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires .....

OCT 12? CONV *8,450.00
OCT 12? S'TAX A* 21.84
OCT 12? PR'FEE A* .50
OCT 12? W'DEED A* 4.00 * 26.34

WARRANTY DEED

FROM

TUCKER SEIGENTHALER, ET UX

TO

WESLEY D. BIRDWELL, ET UX

B 33907

IDENTIF. REFERENCE

OCT 12 12 32 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS