This Instrument Prepared By
REAU E. FOLK, JR., Attorney
3829 Dickerson Ave., Nashville, Tenn.

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WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wilma J. Hunley	New Owner	101-3
(NAME)	(NAME)	
4400 Utah Avenue		F. B. 8D-
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee		29140
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN DOLLARS * ($10.00) * * * * * * * * * * * * * * * * * * *DOLLARS* and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

JUL-3[illegible]	CONV	18,500.00				
JUL-3[illegible]	S'TAX		A*	48.10		
JUL-3[illegible]	PR'FEE		A*	.50		
JUL-3[illegible]	W'DEED		A*	8.00	*	56.60

WE, ROBERT N. BIRDWELL and wife, CHLOE C. BIRDWELL

have bargained and sold, and by these presents do transfer and convey unto the said WILMA J. HUNLEY, her *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being in the 8th, formerly 12th Civil District, of said County, being part of the north part of a tract of 36.09 acres on the south side of Cumberland River, and west of Overall Creek, and known as Lot No. 15 on a Plot Plan of The Leland J. Dugger Property, not of record, prepared by Geo. N. Reese, dated July 29, 1954, and described as follows:

BEGINNING at a point in the northerly margin of a 40 foot Private Road, at the corner of Lots 14 and 15; thence with the margin of said roadway, south 73½° east 100 feet to the corner of Lot 16; thence with the line between Lots 15 and 16, northerly 223.5 feet, more or less, to the low water mark of the Cumberland River; thence with the low water mark of said River, approximately north 76° west to a corner of Lot 14; thence with the line between Lots 14 and 15, southerly 231.33 feet, more or less, to the point of beginning.

Being the same property conveyed to Robert N. Birdwell and wife, Chloe C. Birdwell, by deed from Pauline M. Palmore, as of record in Book 4363, page 852, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 18,500.00

Subscribed and sworn to before me, this the 22nd day of June 1972

Affiant

My commission expires: July 23, 1974

(Affix Seal)

Notary Public

There is a 40 foot roadway running along the southerly line of the land above described, from Lot 1 to Overall Creek, and running also from the southwest corner of Lot 1 southwestwardly to Cumberland River Road, and the parties hereto, their heirs and assigns are given the joint rught to the use of said 40 foot roadway in its entirety, jointly with other property owners in this subdivision, and grantees herein assume and agree to pay their proportionate part of the cost of improving and maintaining said roadway being wholly on the property of prior grantors, said roadway being conveyed in the deed in Book 2295, page 603, Register's Office.

This conveyance is made subject to: (1) Easement granted to the City of Nashville, acting by and through the Electric Power Board of said City, of record in Book 2397, page 63, being a permanent easement and right of way of the purposes of entereing, erecting, maintaining, repairing, rebuilding, operating and patroling electric power transmission and distribution lines; (2) Easement granted United State of America, by instrument of record in Book 2147, page 151, in connection with the Cheatham Lock & Dam Project on the Cumberland River, Tract I-912-E of said Project; (3) restrictions of record in Book 2295, page 603; and (4) title to that portion of the premises embraced within the bounds of any roads or highways.

unimproved ( )
This is improved ( ) property, known as ..... (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 WILMA J. HUNLEY, her *heirs and assigns, forever.*

And we *do covenant with the said* WILMA J. HUNLEY *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,* except for 1972 Taxes, which have been prorated and assumed by the Buyers.

And we, ROBERT N. BIRDWELL and wife, CHLOE C. BIRDWELL, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* WILMA J. HUNLEY, her *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 22nd *day of* June, *19*72, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Robert N. Birdwell
Robert N. Birdwell

Chloe C. Birdwell
Chloe C. Birdwell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Robert N. Birdwell and wife, Chloe C. Birdwell

the 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 Nashville, Tennessee, this 22nd day of June, 19 72.

X Reau E. Folk, Notary Public.

Commission Expires July 23, 1974.

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, ..., 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.....

WARRANTY DEED

FROM

ROBERT N. BIRDWELL AND WIFE

TO

WILMA J. HUNLEY

B 6582 8

IDENTIF. REFERENCE

JUL 3 9 08 AM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

File: Rear Folk