BOOK 4817 PAGE 709

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Tony L. Birdwell	~~DOBSON & JOHNSON, INC.~~	
(NAME) 2247 Maplecrest Drive	P. O. BOX 17427 (NAME) ~~311 PLUS PARK BOULEVARD~~	95-B
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tn. 37214	NASHVILLE, TENNESSEE 37217 (STREET ADDRESS)	68 Pt
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of $10.00----------
----------TEN AND NO/100----------DOLLARS

Cash paid by Tony L. Birdwell and wife, Susan C. Birdwell, and other good and valuable considerations, the receipt of which is hereby acknowledged.

We, John M. Caldwell and wife, Maude E. Caldwell,
have bargained and sold, and by these presents do transfer and convey unto the said
Tony L. Birdwell and wife, Susan C. Birdwell,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 35 on the Plan of Maplecrest, as of record in Book 1835, pages 27 and 28, Register's Office for said County, to which plan reference is here made for a complete description.

Being the same property conveyed to John M. Caldwell and wife, Maude E. Caldwell, by deed from B. C. & E. Builders, Inc., a Tennessee corporation of record in Book 1972, page 13, Register's Office for said County.

unimproved ( )
This is improved ( ) property, known as _____
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

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.

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.

Witness our hands this 21st day of May, 1974.

X John M. Caldwell
John M. Caldwell

X Maude E. Caldwell
Maude E. Caldwell

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John M. Caldwell and wife, Maude E. Caldwell,

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 Nashville, this 21st day of May, 19 74

My commission expires 10/26/74 Notary Public Barbara Ferguson

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19___.

_____ Notary Public

Commission expires _____.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 14,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Tony L Birdwell

Sworn to and subscribed before me
this 21st day of May, 1974

My commission expires 10/26/74 Notary Public Barbara Ferguson

This instrument was prepared by:

Name	Address

AY22F CONV 14,000.00
AY22F S'TAX A* 36.40
AY22F PR'FEE A* .50
AY22F W'DEED A* 4.00 * 40.90

WARRANTY DEED

FROM John M. Caldwell, et ux

TO Tony L. Birdwell, et ux

C: 5 5 3 5 6

IDENTIF. REFERENCE

MAY 22 10 42 AM

DAVIDSON COUNTY, TENN.

Tennessee Title

Pioneer National Title Insurance Company
Suite 2114 — Parkway Towers
404 James Robertson Parkway
NASHVILLE, TENNESSEE 37219
Phone 259-2290

THIS INSTRUMENT PREPARED BY:
DOBSON AND JOHNSON, INC.
311 PLUS PARK BOULEVARD
NASHVILLE, TENNESSEE 37217

RETURN TO:
DOBSON & JOHNSON, INC.

RM 1002 HESSEY REV. 4/1/73