Prepared by: Almany Realtors
201 Gallatin Rd.
Madison, Tennessee 37115

WARRANTY DEED

BOOK 4832 PAGE 982

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Cleve Birdwell (NAME)	Commerce Union Bank (NAME)	12D-13940
809 Lemont (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 60387 (STREET ADDRESS)	Map51-14
Nashville, Tn. 37216 (CITY) (P. O ZONE) (STATE)	Nashville, Tn. 37206 (CITY) (ZONE) (STATE)	Par 31 Pw

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged by the grantors, and for further consideration the grantees assume and agree to pay a certain promissory note executed by the grantors in the original principle sum of $15,900.00 payable to the order of Commerce Union Bank, the balance owing on which is approximately $15,417.17.

We, John B. Wiggers and wife Jessie M. Wiggers

have this day bargained and sold, and do hereby transfer and convey unto the said Cleve Birdwell, unmarried

their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 47 on the map of Section 5, Gra-Mar Acres, of record in Book 2330, page 19, Register's Office for Davidson County, Tennessee.

Said Lot No. 47 fronts 145 feet on the north side of Lemont Drive and runs back between lines 279.7 feet on the easterly line and 282.4 feet on the westerly line to a dead line in the rear on which it measures 145 feet.

Being the same property conveyed to John B. Wiggers & wife Jessie M. Wiggers from Robert O. Jones and wife Virginia Jones of record in Book 4803, page 345, said Register's Office for Davidson County, Tenn.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 25,450.00

Subscribed and sworn to before me, this the 29 day of June 19 74

Affiant Cleve Birdwell

My commission expires: May 20 1978 (Affix Seal)

Notary Public Mavin M. Almany

This is unimproved ( ) or improved (X) property, known as 809 Lemont Drive (House Number) (Street) Nashville, Tn. 37216 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 Cleve Birdwell his (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.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Cleve Birdwell his (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hands this 27th day of March, 19 74, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

John B. Wiggers

Jessie M. Wiggers

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Marvin M. Almany, a Notary Public in and for said County and State, John B. Wiggers and wife Jesse M. Wiggers

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 Madison Tennessee, this 29 day of June, 1974.

Marvin M. Almany Notary Public

Commission expires May 20, 1978

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.....

JUL 10 74 CONV 25,450.00
JUL 10 74 S'TAX A* 66.04
JUL 10 74 PB'FEE A* .50
JUL 10 74 W'DEED A* 4.00 * 70.54

WARRANTY DEED

FROM

John B. Wiggers, etux

TO

Cleve Birdwell, unmarried

Return to: Almany Realtors
201 Gallatin Rd.
Madison, Tenn 37115

C 6 2 4 2 3

IDENTIF. REFERENCE

JUL 10 12 30 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238