BOOK 4851 PAGE 395 FORM NO. WD-1

Please Mail To
JOHN G. DOAK
2525 Lebanon Road
Nashville, Tenn. 37214

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $38,000.00

x Donald W. Bird
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF September 19 74.

Helen R. Hardin
Notary Public

MY COMMISSION EXPIRES: August 1, 1975

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John G. Doak, Attorney 2525 Lebanon Road Nashville, Tenn. 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald Ware Bird et ux	same	
Martha H. Bird (NAME)	(NAME)	75-4
~~Frankfort Drive~~ (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	98
Hermitage, Tenn. (CITY) (STATE) (P. O. ZIP)	(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, Harley Rich et ux Jean Rich

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donald Ware Bird et ux Martha H. Bird

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 Lot No. 332 on the plan of Tulip Grove Section 5 as of Record 4175 page 71, Register's Office for Davidson County.

Said Lot No. 332 fronts 95 feet on the easterly side of Frankfort Drive and runs back between lines 152 feet on the northerly line and 145.8 feet on the southerly line to a line at the rear measuring 100.4 feet thereon.

Being part of the same property conveyed to Harley Rich et ux Jean Rich by deed from F. E. Stratton, Jr. et ux Bettie S. Stratton of record in Book 4702, page 460, said Register's Office.

This is unimproved ( ) improved (XX) property, known as Frankfort Drive Hermitage, Tenn.
(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 hands this 9th day of August, 19 74

Harley Rich: Harley Rich

Jean Rich: Jean Rich

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STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Harley Rich and wife Jean Rich

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 9th day of August 19 74

Commission expires 4 August 1975

Helen L Davidson
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ (his oath) (himself) with whom I am personally acquainted and who upon (their several oaths) acknowledged (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 Harley Rich & Jean Rich

TO Donald Hawkins & Martha H. Boyd

C 7 0 8 2 7

IDENTIF. REFERENCE

SEP 12 10 36 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

SEP 12	CONV	38,000.00			
SEP 12	S'TAX		A*	98.80	
SEP 12	PR'FEE		A*	.50	
SEP 12	W'DEED		A*	4.00	* 103.30

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