Project #58
Claude Walker 372 Nolensville Rd Nashville, Tel

WARRANTY DEED

BOOK 4859 PAGE 102

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Samuel Lee Birchett (NAME)	LOVELL & MALONE, INC. (NAME)	Map 75-6
Cor. Samoa & Monaco Drive (STREET ADDRESS OR ROUTE NUMBER)	404 James Robertson Parkway (STREET ADDRESS)	Par 56
Hermitage, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	KC

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

and the assumption of a present indebtedness on property herein conveyed, held by Lovell & Malone, Inc., as of record in Book Page , Registers Office for said County,

I, George R. Birchett

have this day bargained and sold, and do hereby transfer and convey unto the said Samuel Lee Birchett and wife, Mary Ann Birchett, one-half interest and to Virginia R. Birchett, the other one-half interest, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

LAND in Davidson County, Tennessee, being Lot No. 302 on the Plan of Hermitage Estates Subdivision, Section 2, as of record in Book 3700, page 23, Register's Office for Davidson County, Tennessee.

Beginning at a point in the curving westerly margin of Samoa Drive, the commoncorner of Lots 302 and 301; the funning back 113.15 feet in a northwesterly direction along the common line between said lots to a point; the common corner of Lots 301, 302 and 353; thence 104.9 feet in a northerly direction along the common line between lots 302, and 353 to a point in the southerly margin of Monoco Drive; thence 100.0 feet in a southeasterly direction along said margin of said Drive to a point, the beginning of a curve; thence 39.27 feet in a southeasterly direction around said curve to a point in the westerly margin of Samoa Drive; thence 113.60 feet in a southwesterly direction along said margin of said Drive to the point of beginning.

Being the same property conveyed to George R. Birchett and wife, Isabelle H. Birchett from A. H. Johnson and wife, Malvin Johnson, by deed in Book 4030, page 298, RODC. The said Isabelle H. Birchett having since died.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is: $22,500.00

Subscribed and sworn to before me, this the 9 day of October, 19 74

Affiant George R. Birchett

My commission expires: 10-18-76 (Affix Seal)

Notary Public

STATE OF TENNESSEE LARGE PUBLIC LIBRARY MORGAN

Unimproved / Improved property, known as (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 Grantees, their *(successors), heirs and assigns forever.* I *covenant that* I am *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 above.

I *further covenant and bind* myself and my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantees, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 9 *day of* October, 1974, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

George R. Birchett

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, George R. Birchett

the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of October, 19 74.

Notary Public

My commission expires 10-18-74

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.....

WARRANTY DEED

FROM
George R. Birchett
TO
Samuel Lee Birchett et ux, et al

C 74402

IDENTIF. REFERENCE

OCT 10 10 14 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

OCT 10 74	CONV	22,500.00			
OCT 10 74 S'TAX			A*	58.50	
OCT 10 74 PR'FEE			A*	.50	
OCT 10 74	W'DEED		A*	4.00	* 63.00

Compliments of

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