FROM

DUKIE EARNEST BIRDWELL, ET AL.

TO

MARY HELEN BIRDWELL, ET AL.

For draftsman's use

PREPARED BY:
Thomas A. Wiseman, Jr.
Chambers & Wiseman
19th Floor, Life & Casualty Tower
Nashville, Tennessee 37219

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ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Helen Birdwell, et al. (NAME)	New Owners (NAME)	
898 Battery Lane (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	132-9
Nashville, Tn. 37220 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	108-109

(FOR REGISTER'S USE)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$1.00********* Betty Irene Birdwell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF October 1975.

Susan M. Pearson
Notary Public

MY COMMISSION EXPIRES: 2 November 1977
(AFFIX SEAL)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid and other good and valuable consideration, receipt of all of which is hereby acknowledged, including the love and affection which we bear for each other, we, DUKIE EARNEST BIRDWELL, MARY HELEN BIRDWELL, JOHN WILLIAM BIRDWELL, NELLIE BIRDWELL JONES, and BETTY IRENE BIRDWELL, have bargained and sold and by these presents do transfer and convey unto MARY HELEN BIRDWELL, JOHN WILLIAM BIRDWELL, NELLIE BIRDWELL JONES, and BETTY IRENE BIRDWELL, as tenants in common, but specifically reserving to MARY HELEN BIRDWELL the nonexclusive right to live upon the property hereinafter described for the remainder of her natural lifetime, 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, in the City of Oak Hill, being Lot No. 22 and the easterly 1/2 of Lot No. 23 on the Map of Oak Hill Subdivision No. 1, as of record in Book 547, page 49, Register's Office for said County.
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> SAID Lot and part of Lot adjoin and front together 300 feet on the northerly side of Battery Road or Lane and run back 696.5 feet on the easterly line of Lot 22 and 725.9 feet on the westerly line of said part of Lot 23, to a dead line in the rear, measuring 300 feet thereon.

BEING the same property heretofore conveyed by Bessie Nolen Brown Gibson and husband, C. A. Gibson, to Dukie Birdwell and wife, Pearl Flair Birdwell, and Dukie Earnest Birdwell, by deed dated March 5, 1954, of record in Book 2270, page 199, Register's Office for Davidson County, Tennessee; said Dukie Birdwell and Pearl Flair Birdwell are deceased, and their undivided one-half interest was inherited by the five grantors hereinabove named as tenants in common, by intestate succession, they being all of the children of said Dukie Birdwell and wife, Pearl Flair Birdwell.

The nonexclusive right to live upon the property herein granted to MARY HELEN BIRDWELL shall not be considered a life estate, but upon a sale of the property by the grantees with the consent of the said MARY HELEN BIRDWELL, it is the intent and purpose of this instrument that each of the four named grantees shall share equally in the proceeds thereof.

This conveyance is expressly subject to all limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 4th day of October, 1975.

Dukie Earnest Birdwell
DUKIE EARNEST BIRDWELL

Mary Helen Birdwell
MARY HELEN BIRDWELL

John William Birdwell
JOHN WILLIAM BIRDWELL

Nellie Birdwell Jones
NELLIE BIRDWELL JONES

Betty Irene Birdwell
BETTY IRENE BIRDWELL

STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

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Personally appeared before me, Susan M. Pearson, a Notary Public within and for the state and county aforesaid, the within named DUKIE EARNEST BIRDWELL, MARY HELEN BIRDWELL, JOHN WILLIAM BIRDWELL, NELLIE BIRDWELL JONES, and BETTY IRENE BIRDWELL, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office at Nashville, Tennessee, on this 4th day of October, 1975.

Susan M. Pearson
NOTARY PUBLIC

My Commission Expires:

2 November 1977

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IDENTIF. REFERENCE

OCT 9 3 37 PM '75

FELIX A. POLK, JR. REGISTER
DAVIDSON COUNTY, TENN.

OCT-95 MISC A* 6.00 * 6.00