FORM NO. WD-1

BOOK 5013 PAGE 605

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $4,000.00

A. A. Birch, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF April, 1976

William O. Kelly
Notary Public

MY COMMISSION EXPIRES: Nov. 26, 1978
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILLIAM O. KELLY, 1031 STAHLMAN BUILDING, NASHVILLE, TENNESSEE 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frances Thompson (NAME)	SAME (NAME)	MAP 59-5
1901 Salem Mason Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PAR. 271
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	mp

mail

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~~ I, A. A. Birch, Jr., a single man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Frances Thompson

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:

Being Lot No. 276 on the Plan of Buena Vista Estates, Section 6, of record in Book 4460, page 85, Register's Office for said County.

Said Lot No. 276 fronts 90.01 feet on the westerly margin of Vistavalley Court and extends back 246 feet on the northerly line and 244 feet on the southerly line to a line on the rear/which it measures 90 feet. on

Being part of the property conveyed to A. A. Birch, Jr. by deed from Earl Hawkins and William C. Greer, as of record in Book 4685, page 50, Register's Office for Davidson County, Tennessee

unimproved (X)
This is improved ( ) property, known as ____ Vistavalley Court ____ Nashville ____ 37218
(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 my hand this 8th day of April, 1976

A. A. Birch, Jr.

BOOK 5013 PAGE 606

STATE OF TENNESSEE
Davidson County

Personally appeared before me, William O. Kelly, a Notary Public in and for said County and State, the within named A. A. Birch, Jr.

the 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 8th day of April 1976.

Commission expires Nov. 26, 1978

William O. Kelly
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / 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
A. A. BIRCH, JR.

TO
FRANCES THOMPSON

D 43819

IDENTIF. REFERENCE

APR 8 1 02 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

Registers Office
Ref Plans

APR-8?6	CONV	*4,000.00		
APR-8?6	S'TAX		B*	10.40
APR-8?6	PR'FEE		B*	.50
APR-8?6	W'DEED		B*	4.00
			*	14.90