Birdwell

THIS DOCUMENT PREPARED BY

MEAD & MEAD
ATTORNEYS AT LAW
CUMBERLAND OFFICE BLDG., SUITE 101
101 CUMBERLAND AVENUE
MADISON, TENNESSEE 37115

BOOK 5073 PAGE 609

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS		MAP PARCEL NUMBERS
MARY RUTH SAUNDERS AND JOSEPHINE BIRDWELL (NAME)	MARY RUTH SAUNDERS AND JOSEPHINE BIRDWELL (NAME)	
207 B McArthur Drive (STREET ADDRESS OR ROUTE NUMBER)	207 B McArthur Drive (STREET ADDRESS)	43-11
Madison, TN 37115 (CITY) (P. O. ZONE) (STATE)	Madison, TN 37115 (CITY) (ZONE) (STATE)	26 Pcl

FOR AND IN CONSIDERATION of the sum of $10.00---------- Ten and no/100---------- *Dollars,*
Cash in hand paid by the Grantees, hereinafter named in other good and valuable consideration the receipt of which is hereby acknowledged, WE, WILLIE H. BAKER, SR., AND WIFE BROWNIE M. BAKER, hereinafter called the Grantors

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

MARY RUTHER SAUNDERS AND JOSEPHINE BIRDWELL, hereinafter called the GRANTEES *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

LAND in Davidson County, Tennessee, being Lot No. 74 on the map of Anderson Estates, Section one, not of record, being a re-subdivision of Tracts 1 and 13 of the Anderson Property as of record in Book 1130, page 37, Register's Office for said County, and described according to a copy of a plan thereof made by Anderson & Gee, Surveyors, as follows:

BEGINNING at a point on the east margin of McArthur Drive, at the common corner of Lots 73 and 74; thence with the line between said lots, eastwardly 136 feet to a point, a corner of Lots 27 and 28; thence with the line between Lots 27 and 74, southwardly 65 feet to a corner of Lots 26 and 75; thence with the line between Lots 74 and 75, westwardly 136 feet to the easterly margin of the same northwardly 65 feet to the beginning.

BEING the same property conveyed to WILLIE H. BAKER, SR. AND WIFE BROWNIE M. BAKER, by deed from C. G. CALDWELL and wife RUBY CALDWELL of record in Book 2270 page 187 said Register's Office.

THIS conveyance is made subject to all restrictive covenants applicable to said subdivision.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $7,500.00

Subscribed and sworn to before me, this the 29th day of Sept 19 76

Affiant: Josephine Birdwell

My commission expires: 10-21-77 (Affix Seal)

Notary Public

MEAD AND MEAD ATTORNEYS AT LAW MADISON, TENNESSEE

This is unimproved (XX) improved ( ) property, known as 207 B McArthur Drive, Madison, TN 37115 (House Number) (Street) P. O. Address: (City or Town)

STATE OF TENNESSEE

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. 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* GRANTEES, THEIR

(successors), heirs and assigns, against the lawful claims of all persons.

Witness OUR *hand* S *this* 29th *day of* September 19 76 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Willie H Baker
WILLIE H. BAKER, SR.

Brownie M. Baker
BROWNIE M. BAKER

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ELEANOR T. MEAD *a Notary Public in and for said County and State,* WILLIE H. BAKER, SR. AND WIFE BRONNIE M. BAKER

*the within named bargainor*s*, 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 *this* 29th *day of* September *19* 76

ELEANOR T. MEAD NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE LARGE

Eleanor Mead
Notary Public

Commission expires 10-26-77

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 .....

SEP 30 76	CONV	*7,500.00			
SEP 30 76	S'TAX		B*	19.50	
SEP 30 76	PR'FEE		B*	.50	
SEP 30 76	W'DEED		B*	4.00	* 24.00

WARRANTY DEED

FROM

TO

D 70401

IDENTIFICATION REFERENCE

SEP 30 11 05 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS