BOOK 5128 PAGE 425 Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

19,750.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23TH DAY OF MARCH, A.D. 1977

Notary Public

MY COMMISSION EXPIRES: 7-19-78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY, 1102 KERMIT DRIVE, #203, NASHVILLE, TN 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David R. Birdsong (NAME)	Realty Mortgage, Inc. (NAME)	6DA-14622
70 Elberta Street (STREET ADDRESS OR ROUTE NUMBER)	1925 Century Blvd. N.E., Suite 8 (STREET ADDRESS)	MAP 119-6
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	Atlanta, GA 30345 (CITY) (STATE) (ZIP)	PARCEL 65

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, Raymond L. Dewey and wife Elfriede Dewey

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David R. Birdsong and wife Katherine F. Birdsong

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. 1 and the Easterly 1.71 feet of Lot No. 2 on the Plan of Sertling Subdivision, Section 1, as of record in Book 1424, Page 97, Register's Office for Davidson County, Tennessee, more described, to-wit: BEGINNING at a point in the northerly margin of Elberta Street 1.71 feet west of the corner of Lots No. 1 and 2; thence parallel to the line of said lots, 150 feet to a point; thence eastwardly 70 feet to a point in the westerly margin of Sterline Boone Drive; thence with said Drive southernly 130 feet to a point, being the beginning of a curve; thence westwardly around said curve 31.42 feet to a point in the northerly margin of Elberta Street; thence with said Street westwardly 50.0 feet to the point of beginning.

BEING the same property conveyed to Raymond L. Dewey and wife, Elfriede Dewey by deed from Robert L. Peach and wife, Joyce C. Peach of record in Book 4380, Page 554, Register's Office for said County.

THIS conveyance is subject to any and all existing easements of record.

This is unimproved ( ) improved (XX) property, known as 70 Elberta Street (House Number) (Street) Nashville, TN 37211 (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 hand s this 23TH day of MARCH, 1977

Raymond L. Dewey Raymond L Dewey

Elfriede Dewey Elfriede Dewey

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 Raymond L. Dewey and wife Elfriede Dewey

the 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 Nashville, Tennessee, this 23TH day of MARCH 19 77

Commission expires 7-19-78

Bruce Wallace
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 (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such (they) _____ 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

D 9 5 7 2 9

WARRANTY DEED

FROM
Raymond L. Dewey

TO
David R. Birusong

IDENTIF. REFERENCE

MAR 28 12 39 PM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Edward Seldon
Attorney-at-Law
1102 KERMIT DRIVE, SUITE 203
NASHVILLE, TENNESSEE 37217

MAR 28 77	CONV	19,750.00			
MAR 28 77	S'TAX		B*	51.22	
MAR 28 77	PR'FEE		B*	.50	
MAR 28 77	W'DEED		B*	4.00	* 55.72

FILE BOX 3