This instrument prepared by: Homer R. Ayers, Attorney at Law,
223 Madison Street, Madison, Tennessee 37115

WARRANTY DEED

BOOK 5189 PAGE 472

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
MAXIE LEE BIRDWELL, ET UX	SAME	
(NAME)	(NAME)	
Walnut Ave.		52-01
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	225
Madison, Tn. 37115		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of --------TEN AND 00/100----------
----------($10.00)---------- *Dollars,*

cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged,

JAMES A. ANDERSON AND WIFE, MARTHA ANDERSON, hereinafter referred to as Grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said MAXIE LEE BIRDWELL AND WIFE, DOROTHY G. BIRDWELL, hereinafter referred to as Grantees, their *(successors), heirs and assigns,*

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

Land in Davidson County, Tennessee, being the north ½ of Lot No. 29 and all of Lots Nos. 30 & 31 and the south ½ of Lot 32, Block "A", on the Map of Resubdivision of Power and Roth's Subdivision of part of Madison Park, as of record in Book 843, page 75, Register's Office for said County.

Said lots and parts of lots adjoin and front together 150 feet on the easterly side of Walnut Avenue and run back between parallel lines 150 feet to a dead line.

Being the same property conveyed to James A. Anderson and wife, Martha Anderson, by deed from Del Medley of record in Book 4736, page 361, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 23,000.00

Subscribed and sworn to before me, this the 26th day of August 19 77

Affiant Maxie Lee Birdwell

My commission expires: 9-12-78 (Affix Seal)

Notary Public

unimproved ( )
This is 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. 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.*, except as appears of record.

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* 26th *day of* August, 19 77 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James A. Anderson
James A. Anderson

Martha Anderson
Martha Anderson

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,*

JAMES A. ANDERSON AND WIFE, MARTHA ANDERSON

*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 Goodlettsville, Tennessee, *this* 26th *day of* August, *19* 77.

Notary Public

Commission expires 9-12-78

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 .....

AUG29 77	CONV	23,000.00			
AUG29 77	S'TAX		B*	59.80	
AUG29 77	PR'FEE		B*	.50	
AUG29 77	W'DEED		B*	4.00	* 64.30

WARRANTY DEED

FROM

JAMES A. ANDERSON, ET UX

TO

MAXIE LEE BIRDWELL, ET UX

E 22997

IDENTIF. REFERENCE

AUG 29 1 46 PM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 106 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115

Brad Cottrell, Jr. 37072