This instrument prepared by:
James R. Wyatt, Attorney
First American Center
Nashville, Tennessee

WARRANTY DEED

BOOK 5231 PAGE 957

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joe M. Birdwell, et al	Exchange Bond & Mortgage Corp.	Map 72-16
(NAME)	(NAME)	
1526 Wayne Drive	205 Verre' Centre 1835 Savoy Drive N.E.	Parcel 184
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37206	Atlanta, Georgia 30341	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)----------
Dollars,

cash in hand paid by Joe M. Birdwell and Betty C. Byrd and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Walter Edward Winters and wife, Evelyn Estelle Winters,

have this day bargained and sold, and do hereby transfer and convey unto the said Joe M. Birdwell and Betty C. Byrd,

their *(successors), heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 58 on the Map of Part Two, Porter Heights, of record in Book 1424, page 79, Register's Office for said County.

Said Lot fronts 78.2 feet on the west side of Wayne Drive, and runs back between lines, 160 feet on the north line, and 158.8 feet on the south line to a dead line, on which it measures 78 feet.

Being the same property conveyed to Walter Edward Winters and wife, Evelyn Estelle Winters, by deed from Walter C. Gaines and Robert W. Gregory, of record in Book 1728, page 108, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to an easement for public utilities, anchor easements, and building setback lines and conditions of owner's certificate, as shown on plan of record in Book 1424, page 79, 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 $ 36,000.00

Subscribed and sworn to before me, this the 9th day of December 19 77

Affiant

My commission expires: [illegible]
(Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 1526 Wayne Drive (House Number) (Street) Nashville, Tennessee 37206 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 Joe M. Birdwell and Betty C. Byrd,

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* Joe M. Birdwell and Betty C. Byrd,
their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 9th day of December, 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.*

Walter Edward Winters

Evelyn Estelle Winters

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Emery, *a Notary Public in and for said County and State,* Walter Edward Winters and wife, Evelyn Estelle Winters,

the within named bargainors, 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* 9th *day of* December, *19* 77.

Mary Emery
Notary Public

Commission expires 4/21/80

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 .....

DEC-9F	CONV	36,000.00			
DEC-9F	S'TAX		B*	93.60	
DEC-9F	PR'FEE		B*	.50	
DEC-9F	W'DEED		B*	4.00	* 98.10

WARRANTY DEED

FROM
Walter Edward Winters, et ux
TO
Joe M. Birdwell, et al

E 41116
F 41116
T
IDENTIF. REFERENCE
DEC 9 3 25 PM '77

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238