FORM NO. WD-1

BOOK 5280 PAGE 637

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 32,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF May, 1978.

Notary Public

MY COMMISSION EXPIRES: 10/28/78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Alna L. Saturn, Atty., 20thFl.-First American Center, Nashville, Tennessee 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Henry T. Birdsong (NAME)	SAME (NAME)	Map 104-1
206 40th Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 277
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	25W 08395

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, JACK A. LANCASTER and wife, MARY JOE LANCASTER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HENRY T. BIRDSONG and wife, MABEL H. 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:

LAND in Davidson County, Tennessee, being Lot No. 30 on the Map of West Grove Subdivision of record in Book 421, page 87, said Register's Office, ot which plan reference is herein made for a more complete description of metes and bounds.

BEING the same property being conveyed to Jack A. Lancaster and wife, Mary Joe Lancaster by deed from Houston Realty Co., Inc., of record in Book 1165, page 563, said Register's Office.

This is unimproved ( ) improved (X) property, known as 206 40th Avenue, Nashville, Tennessee
(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 our hand s this 1st day of May, 19 78

Jack A. Lancaster
JACK A. LANCASTER

Mary Joe Lancaster
MARY JOE LANCASTER

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 Jack A. Lancaster and wife, Mary Joe Lancaster

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 1st day of May, 1978.

Commission expires 10/28/78

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
JACK A. LANCASTER, et ux
MARY JOE LANCASTER

TO
HENRY T. BIRDSONG, et ux
MABEL H. BIRDSONG

PLEASE FILE BOX "7"

E 6 3 1 6 3

IDENTIF. REFERENCE

MAY 3 12 48 PM '78

FELIX Z. WILSON JI REGISTER
DAVIDSON COUNTY, TENN.

MAY-3-78	CONV	32,500.00				
MAY-3-78	S'TAX		B*	84.50		
MAY-3-78	PR'FEE		B*	.50		
MAY-3-78	W'DEED		B*	4.00	*	89.00

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.