# WARRANTY DEED

BOOK 5317 PAGE 761

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 32404

x Gary Birdwell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF July 1978

Notary Public

MY COMMISSION EXPIRES: 11-12-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

William G. Traber, Attorney, 107 Donelson Pike, Nashville, Tennessee 37214c
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Gary K. Birdwell et ux (NAME) | Fidelity Federal (NAME) | 148-149 |
| 3915 Creekside Drive (STREET ADDRESS OR ROUTE NUMBER) | 4th and Union Street (STREET ADDRESS) | 137 |
| Nashville, Tennesse (CITY) (STATE) (P. O. ZIP) | Nashville, Tennessee 37219 (CITY) (STATE) (ZIP) | |

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, John W. Knott III and wife, Melinda A. Knott

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gary K. Birdwell and wife, Shirley A. Birdwell

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. 54 on the Plan of Locustwood Subdivision, Section 5, as of record in Book 2663, page 43, Register's Office for said County.

Said Lot No. 54 fronts 70 feet on the westerly side of Creekside Drive and extends back 173 feet on the norgherly line and 182 feet on the southerly line to a dead line, which is a broken line, measuring 70 feet thereon.

Being the same property conveyed to John W. Knott III, and wife Melinda A. Knott, by deed from Ronald K. Binger and wife, Carol A. Binger, of record in Book 4936, page 88, Register's Office for Davidson County, Tennessee.

The Grantees herein assume and promise to pay an obligation evidenced by an instroment of record in Book 4936, page 90, said Register's Office.

The escrow account as it relates to this property is hereby transferred to the Grantees as is the hazard insurance.

This is unimproved ( ) improved ( ) property, known as 3915 Creekside Drive (House Number) (Street) Nashville, Tennessee 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 28th day of July, 19 78

x John W. Knott, III
John W. Knott, III

x Melinda A. Knott
Melinda A. Knott

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John W. Knott and wife, Melinda A. Knott

the 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 28 day of July, 19 78

Notary Public

Commission Expires 11-12-80

STATE OF
County

Before me, , a Notary Public within and for the State and County aforesaid, personally appeared , 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 purpose 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

Notary Public

My commission expires

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IDENTIF. REFERENCE

JUL 31 9 18 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

| | | | | | |
|---|---|---|---|---|---|
| JUL 31 78 | CONV | 32,404.00 | | | |
| JUL 31 78 | S'TAX | | B* | 84.24 | |
| JUL 31 78 | PR'FEE | | B* | .50 | |
| JUL 31 78 | W'DEED | | B* | 4.00 | * 88.74 |

W. C. [illegible] E.
P.O. Box 2453
NASHVILLE, TENN. 37[illegible]

WARRANTY DEED

FROM
John W. Knott, II et ux

TO
Gary K. Birdwell et ux

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seizin

Compliments of
Title Associates, Inc.

REPRESENTING
USLIFE TITLE INSURANCE
Company of New York