THIS INSTRUMENT PREPARED BY:

CHARLES D. WILSON, ESQUIRE, BARKSDALE, WHALLEY, GILBERT & FRANK
7TH FLOOR, THIRD NATIONAL BANK BUILDING, NASHVILLE, TENNESSEE 37219

BOOK 5329 PAGE 230

WARRANTY DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Nos.
Dennis Wayne Birdwell & wife Cindy Elaine Birdwell Dry Creek Road Goodlettsville, Tennessee 37072	Same	To be assgn. Sm.

FOR AND IN CONSIDERATION of the sum of ONE AND NO/100 DOLLARS ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, and love and affection, for the purpose of making a gift, I, ROBERT RUSSELL BIRDWELL, have this day bargained and sold, and do hereby transfer and convey unto the said DENNIS WAYNE BIRDWELL and wife, CINDY ELAINE BIRDWELL, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in the 10th Civil District of Davidson County, Tennessee, as described in an unrecorded survey made by Charles R. Simmons on January 27, 1976, to-wit:

Beginning at a spike on the east margin of U.S. Highway 41 and in the center of a gravel road entering the Birdwell property; thence North 45 degrees east 600.0 feet to a point (said point being 25 feet from the northeast corner of the Birdwell property); thence generally south 488.0 feet to a point, said line being parallel and 25 feet west of the Birdwell east line fence; thence south 73 degrees 40 minutes west 355.0 feet to an iron pin on the east margin of U.S. Highway 41; thence North 24 degrees west 180.0 feet along the East margin of said highway to the beginning; containing 3.07 acres more or less.

There is expressly reserved in the grantor, his heirs and assigns, for a period of five years from the date hereof, an easement of right-of-way and use to locate, maintain, use, rent and/or habitate a trailer and septic tank upon said conveyed premises. This easement shall include all rights of ingress and egress necessary for the enjoyment of said reserved right and privileges.

Being a portion of the same property conveyed to Robert Russell Birdwell and wife, Pauline Birdwell by the following deeds wherein the seven heirs conveyed an undivided 1/7th interest; By Lillie May Coggins Lewis, Campbell Coggins and Chesley Coggins by deed of record in Book 2249, page 585; by deed from Mattie Coggin of record in Book 2486, page 362; by deed from Alberta Coggin Greer and Mary Martha Coggin of record in Book 2095, page 60 and by deed from Thomas Coggin of record in Book 2249, page 576, all Register's Office, Davidson County, Tennessee.

And being a portion of the same property conveyed to Robert Russell Birdwell by deed from Pauline Birdwell of record on June 10, 1968, in Book 4241, page 550, Register's Office, Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is ~~NO DOLLARS~~ $12,000.00.

Cindy Birdwell
Dennis W. Birdwell
Affiant

Subscribed and sworn to before me this 8th day of August, 1978.

Grace H. Reed
Notary Public

My commission expires
7-15-82

GRACE H. REED NOTARY PUBLIC DAVIDSON COUNTY

Barksdale, Whalley, Gilbert, & Frank
Attorneys at Law
Nashville, Tennessee

This is unimproved property, known as Route 2, Goodlettsville, Tennessee 37072.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said DENNIS WAYNE BIRDWELL and wife, CINDY ELAINE BIRDWELL, their heirs and assigns forever, I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said DENNIS WAYNE BIRDWELL and wife, CINDY ELAINE BIRDWELL, their heirs and assigns, against the lawful claims of all persons.

WITNESS my hand this 14 day of Aug, 1978.

IDENTIF. REFERENCE T

Aug 24 10 04 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

E 8 4 7 3 2

Robert Russell Birdwell
ROBERT RUSSELL BIRDWELL

STATE OF TENNESSEE)
) SS
COUNTY OF DAVIDSON)

Personally appeared before me, Robert Wilson, a Notary Public in and for said County and State, Robert Russell Birdwell, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 14 day of Aug, 1978.

Notary Public

My commission expires 4-3-1982.
1982

MARY E. HALL NOTARY PUBLIC TENN.

AUG 24 78	CONV	12,000.00				
AUG 24 78	S'TAX		B*	31.20		
AUG 24 78	PR'FEE		B*	.50		
AUG 24 78	W'DEED		B*	4.00	*	35.70