This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

John A. Dabbs

TO

Freddie R. Birdwell and wife,

Dolores M. Birdwell

For draftsman's use

This instrument prepared by:
SCHULMAN, PRIDE & LE ROY
P. O. BOX 2707
NASHVILLE, TENN. 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Freddie R. Birdwell (NAME)	Same (NAME)	52-16 83
1308 Neely's Bend Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, Tennessee 37115 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

JUL 12 3 19 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

F. 39727

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 14,700.00 John A Dabbs
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF July, 19 79

Anne Y. Smith
Notary Public

MY COMMISSION EXPIRES: 2-3-81

(AFFIX SEAL)

For and in Consideration of the sum of Eight Thousand Four Hundred Twenty-Eight and 78/100 ($8,428.78)---------- DOLLARS cash in hand paid, the receipt of which is hereby acknowledged, and for the remainder the said Grantees agree to assume a Note, the balance of which is Six Thousand Two Hundred Seventy-One and 22/100 ($6,271.22) Dollars, which is secured by a Deed of Trust of record in Book 5023, Page 761, Register's Office for Davidson County, Tennessee.

I, John A. Dabbs, have bargained and sold, and by these presents do transfer and convey unto the said Freddie R. Birdwell and wife, Dolores M. Birdwell, 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 known as Tract No. 3 on the unrecorded map showing the subdivision of the unnumbered lot marked "Future Commercial" shown on the Plan of Marlin Meadows, Section IV, as of record in Book 2133, Pages 66 and 67, Register's Office for said County, and described according to a copy of survey made by Hal R. Swann, Jr., dated July 15, 1960, as follows:

BEGINNING at a concrete monument in the southwesterly margin of Neely's Bend Road as shown on said recorded plan at the intersection of the east line of an alley (by said Swann Survey designates said alley as Neely's Bend Road, southeasterly around a slight curve, 173.17 feet to a concrete monument and continuing with the margin of said road, southeasterly 7.06 feet to a corner of Tract No. 2 of said unrecorded plan that has heretofore conveyed to Homer A. Bains and wife, by deed of record in Book 3157, Page 245, Register's Office, thence along Bain's line along the line between Tracts 2 and 3, southwesterly 212.2 feet to the line of Tract No. 4; thence along the line of said tract northwesterly 51.2 feet to the line of said alley; thence along the margin of said alley, northeasterly 226.2 feet to the point of beginning.

BEING the same property conveyed to John A. Dabbs, by Deed from James W. Sullivan and wife, Connie Gwynn Sullivan, of record in Book 5228, Page 261, Register's Office for Davidson County, Tennessee.

Subject to a 10-foot public utility easement located along the westerly line of the premises as shown on a survey recorded in Book 3101, Page 390, said Register's Office.

5383 07/12 44.72- CHECK

BOOK 5464 PAGE 269 WD-2

This is ~~unimproved~~ improved (X) property, known as 1308 Neely's Bend Road, Madison, Tennessee 37115.
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

Ann J. Dabbs enters into this conveyance for the purpose of conveying any and all marital rights which she may have to the property in question.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Freddie R. Birdwell and wife, Dolores M. Birdwell, their heirs and assigns, forever.

And I do covenant with the said Freddie R. Birdwell and wife, Dolores M. Birdwell, that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except as hereinabove set forth and for taxes for 1979 which are assumed by the Grantees.

And I, John A. Dabbs,

do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Freddie R. Birdwell and wife, their Dolores M. Birdwell/heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 11th day of July, 19 79

John A. Dabbs

Ann J. Dabbs

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Annie G. Smith, a Notary Public in and for said County and State, the within named John A. Dabbs and wife, Ann J. Dabbs,

the bargainor, 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 11th day of July, 19 79

ANNIE G. SMITH NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Annie G. Smith, Notary Public.

Commission expires 6-2-81

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 .

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5464 PAGE 270

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			1470.00- CO	
			38.22 CO TX	
			.50 PRFEE	
			6.00 WDELD	
			CHECK	41.72-
			5983A07/12/79 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 3 9 7 2 7.

IDENTIF. REFERENCE

JUL 12 3 19 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 696727