ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
Howard R. Birdwell (NAME)	First Federal Savings & Loan (NAME)	156-2
713 Goodpasture Terrace (STREET ADDRESS OR ROUTE NUMBER)	Union at Fourth (STREET ADDRESS)	73
Nashville, Tennessee (CITY) (STATE) (ZIP CODE)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP CODE)	BOOK 5469 PAGE 743

0553 07/23 11:00 CHECK

WARRANTY DEED

For and in consideration of the sum of TEN DOLLARS AND NO/100 ($10.00) DOLLARS

Cash in hand paid by the hereinafter named grantees and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the grantees of a certain deed of trust of record in Book 4635, page 952, Register's Office for Davidson County, Tennessee, to secure a note payable to First Federal Savings and Loan Association in the principal amount of Twenty Three Thousand Nine Hundred and NO/100 ($23,900.00).

We, Joseph A. Ciaramitaro and wife, Annette M. Ciaramitaro have bargained and sold, and by these presents do transfer and convey unto the said Howard R. Birdwell and wife, Mary Jo Birdwell

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 354 on the Plan of Harpeth Valley Park, Section III, of record in Book 4175, page 15, Register's Office for said County.

Said Lot No. 354 fronts 83.2 feet on the southeast margin of Goodpasture Terrace and runs back 203.5 feet on the northeast line and 208.7 feet on the southwest line to a dead line in the rear on which it measures 61.1 feet.

Being the same property conveyed to Joseph A. Ciaramitaro and wife, Annette M. Ciaramitaro, by deed from Sherry B. Herman of record in Book 4635, page 950, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and plats of record as of record in Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 713 Goodpasture Terrace (House Number) (Street)
Nashville, Tennessee 37221
(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 23rd day of July, 19 79.

Joseph A Ciaramitaro

Annette M Ciaramitaro

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph A. Ciaramitaro and wife, Annette M. Ciaramitaro

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of July, 1979.

My commission expires 7-30-80 Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that 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 seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 79,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Joseph A. Ciaramitaro

Sworn to and subscribed before me this 23rd day of July, 1979.

My commission expires 7-30-80 Notary Public

This instrument was prepared by:

Rick M. Johnson, Attorney, Suite 1112 Parkway Towers, Nashville, Tenn. 37219
Name Address

WARRANTY DEED

FROM

TO

F-41666

IDENTIF. REFERENCE

JUL 23 3 29 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

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

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RECEIVED OF _____

FOR _____

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
			79000.00- CO	
			205.40 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 211.90-	
8483A07/23/79			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F-41666

IDENTIF. REFERENCE

JUL 23 3 29 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 699163