WARRANTY DEED

BOOK 5736 PAGE 378

STATE OF TENNESSEE
COUNTY OF CHEATHAM

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 3,000

James A. Birdwell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF April, 19 81

Sandra C. Harris
Notary Public

MY COMMISSION EXPIRES: 3/27/82
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sam M. Balthrop, attorney at law, Ashland City, Tennessee 37015
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phyllis J. Biggs (NAME)	same (NAME)	Map 37
5275 Ridge Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 57
Joelton, Tennessee 37080 (CITY) (STATE) (P. O. ZIP)	(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, James A. Birdwell and wife Ida Birdwell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Phyllis J. Biggs

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:

a tract of land in the 14th (formerly the 24th) Civil District of Davidson County, Tennessee, and being Tract No. 3 described according to a survey dated September 9th, 1975, by J. R. Underwood, Tennessee license No. 420, as follows:
beginning at the southeast corner of the E. R. Demonbreun Jr., property, known as Tract No. 2, and an iron pin at the northerly margin of Higdon Road; thence along the E. R. Demonbreun Jr. property north 12°54'48" east 669.10 feet to an iron pin; thence south 18°16' east 117.7 feet to an existing iron pin; thence south 53°32'47" east 215 feet to a new iron pin; thence south 13°52'42" west 494.60 feet to an iron pin at the northerly margin of Higdon Road; thence along the northerly margin of Higdon Road north 74°20'41" west 250 feet to the point of beginning, containing 3.23 acres more or less;
being the same property conveyed to James A. Birdwell and wife Ida Birdwell by installment deed from William Gifford and wife Sue Gifford of record in Book 4987 at page 925 in the Register's office of Davidson County, Tennessee;
this conveyance is subject to the lien of 1981 Davidson County land taxes, the payment of which has been assumed by the grantees herein.

This is unimproved ( ) improved ( ) property, known as 5414 Higdon Road, Joelton, Tennessee 37080
(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 hands this 21st day of April, 19 81

Ida Birdwell

James A Birdwell

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STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, Sondra Harris, a Notary Public in and for said County and State, the within named Ida Birdwell

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

Witness my hand and official seal at Ashland City this 21st day of April, 1981

Commission Expires 3/27/82 Sondra Harris, Notary Public.

STATE OF
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 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

My commission expires Notary Public

1733 04/23 14.30- CHECK

G. 3. 8. 5 8 5

IDENTIF. REFERENCE

APR 23 11 45 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

HSRV

WARRANTY DEED

FROM

JAMES A. BIRDWELL et ux

TO

IDA BIRDWELL

TO

PHYLLIS J. BIGGS

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seisin

Compliments of

Title Associates, Inc.

REPRESENTING

US-LIFE TITLE INSURANCE
Company of New York

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5736 PAGE 380

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			3000.00- CO	
			7.80 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	14.30-
1733A04/23/81			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3385

IDENTIF. REFERENCE

APR 23 11 45 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 818165