THIS INSTRUMENT PREPARED BY: Robert R. Ayers, Attorney at Law
100 New Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED

BOOK 5766 PAGE 4

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DENNIS WAYNE BIRDWELL	Same	Map 7
(NAME) RR#4 Dickerson Rd	(NAME)	Parcel 3
(STREET ADDRESS OR ROUTE NUMBER) Goodlettsville Tn 37072	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of ----------TEN AND 00/100----------
----------($10.00)---------- *DOLLARS*

cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

RUSH

6493229

IDENTIF. REFERENCE

Jan 6 12 42 PM

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WILLIAM NEAL BIRDWELL, GARY KEVIN BIRDWELL, LORI DAWN BIRDWELL and LONNIE ELIZABETH BIRDWELL, hereinafter referred to as the Grantors,

have bargained and sold, and by these presents do transfer and convey unto the said DENNIS WAYNE BIRDWELL, hereinafter referred to as the Grantee, his *heirs and assigns, a certain tract or parcel of land in* Davidson *County, State of Tennessee, described as follows, to-wit:*

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 along said Highway N 25° 10' W 660.0 feet to the southwest corner of the Lyles property; thence S 78° E 740.00 feet to a point at the Birdwell east line fence; thence S 45° W 625 feet to the beginning spike; containing 4.59 acres more or less.

BEING part of the same property conveyed to Robert Russell Birdwell and wife, Pauline Birdwell, by the following deeds, wherein the seven heirs conveyed an undivided 1/7 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 for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 8,000.00

Affiant

Subscribed and sworn to before me, this the 6th day of April, 19 83

Notary Public

My commission expires: 8/31/82

(Affix Seal)

AND BEING part of the 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 for Davidson County, Tennessee. BOOK 5766 PAGE 5

AND BEING the same property conveyed to Willie Warpool et ux from Robert Russell Birdwell et ux, of record in Book 5325, page 552, Register's Office for Davidson County, Tennessee, and the said Willie Warpool et ux having defaulted on the note secured by the same property, Homer R. Ayers was appointed substitute trustee by instrument of record in Book 5708, page 908, said Register's Office, and pursuant to the notice of foreclosure, published in the Nashville Record, on February 12, February 19, and February 26, 1981, said substitute trustee foreclosed upon the said property on March 10, 1981, at 11:00 a.m., at the south door of the Davidson County Courthouse in Nashville, Tennessee, at which time said property was sol to the highest, last and best bidder, the Bank of Goodlettsville, as Executor of the Estate of Robert Russell Birdwell, for the sum of $10,000, and said property was transferred to the Bank of Goodlettsville as Executor of the Estate of Robert Russell Birdwell, by trustee's deed filed in Book 5729, Page 56, and, the Grantors, William Neal Birdwell, Gary Kevin Birdwell, Lori Dawn Birdwell and Lonnie E. Birdwell, and the Grantee, Dennis Wayne Birdwell, are the only devisees and beneficiaries under the Last Will and Testament of Robert Russell Birdwell filed for probate in the Probate Court for Davidson County, Tennessee on November 2, 1979, and they make this conveyance in order that ownership and title to the said property may be vested in fee simple in Dennis Wayne Birdwell. And Polly Mason a/k/a Polly Birdwell a/k/a Pauline Birdwell, former wife of Robert Russell Birdwell, joins in this conveyance to convey all right, title and interest which she may have in the said property to Dennis Wayne Birdwell. Grantors further convey any right, title and interest which they may have in and to a 1971 Dolphin 12' x 60' mobile home, serial no. 71-602-641, located upon the said property, underpinned with wheels removed, and forming an appurtenance to the said property.

unimproved ( )
This is improved ( ) property, known as .. (House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his *heirs and assigns, forever.*

And we do *do covenant with the said* GRANTEE *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.*

And we *do further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to the said land to the said* GRANTEE, his *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 28th *day of* April, *19* 81, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

BANK OF GOODLETTSVILLE
Executor for Estate of Robert
Russell Birdwell
100 Main Street
Goodlettsville, TN 37072

By: Mary Ann Gourley
Vice Pres. & Trust Officer

William Neal Birdwell
WILLIAM NEAL BIRDWELL

Gary Kevin Birdwell
GARY KEVIN BIRDWELL

Lori Dawn Birdwell
LORI DAWN BIRDWELL

Lonnie Elizabeth Birdwell
LONNIE ELIZABETH BIRDWELL

Polly Mason
POLLY MASON a/k/a POLLY BIRDWELL
a/k/a PAULINE BIRDWELL

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* WILLIAM NEAL BIRDWELL, GARY KEVIN BIRDWELL, LORI DAWN BIRDWELL and POLLY MASON a/k/a POLLY BIRDWELL a/k/a PAULINE BIRDWELL, *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 Goodlettsville, *Tennessee, this* 28th *day of* April, *19* 81.

Rebecca L. Sanders *Notary Public.*

Commission Expires 8/21/82.

STATE OF Tenn.
COUNTY OF Madison

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State, the within named* LONNIE ELIZABETH 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 Jackson Tenn. *this day of* April, *19* 81.

Bob Parker *Notary Public.*

Commission Expires March 19 1984.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, *a Notary Public of the State and County aforesaid, personally appeared* Mary Ann Gourley, *with whom I am personally acquainted, and who, upon oath, acknowledged* her *self to be* Vice-Pres. & Trust Officer *of the* BANK OF GOODLETTSVILLE, *the within named bargainor, a corporation, and that* she *as such* Vice-Pres. & Trust Officer, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* her *self as* Vice-Pres. & Trust Officer

Witness my hand and seal, at office in Goodlettsville, Tn., *this* 12th *day of* June, *19* 81.

Marie W. Butterworth
Notary Public

Commission Expires 4-21-85.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5766 PAGE 7

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
			6000.00- CO	
			20.60 CO TX	
			.50 PRFEE	
			9.60 MDEED	
			CHECK	30.30-
			4994A07/06/81 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 4 9 3 2 9

IDENTIF. REFERENCE T

JUL 6 12 42 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TENN.

No. 830967