FORM NO. WD-1

BOOK 5792 PAGE 518

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 32,500.00

Michael L Bixenman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th. DAY OF September 1981.

Jane W. Floyd
Notary Public

MY COMMISSION EXPIRES: 4/21/85
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney (NAME) 640 Spence Lane Nashville, Tn. 37217 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael L. Bixenman and wife, Pamela Sue Bixenman	SAME (NAME)	54/ 14 84
102 Newport Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	4D-27875
Old Hickory, Tn. 37138 (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~~ I, Hannelore F. Tidwell, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael L. Bixenman and wife, Pamela Sue Bixenman, as tenants by the entirety.

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:

BEING LOT No. 249 on the Plan of Brandywine Farms, Section 15, of record in Book 4660, Page 123, Register's Office, Davidson County, Tennessee.

LOT No. 249 fronts 159.7 feet on the westerly side of Rising Sun Terrace and runs back 274.4 feet on the northerly line and 263.7 feet on the southerly line to a dead line in the rear which measures 127.2 feet.

BEING the same property conveyed to Hannelore F. Tidwell by deed from Jesse Allen Ray, Jr. and wife, Susan R. Ray of record in Book 5178, page 862, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Restrictive Covenants of record in Book 4846, page 75, said Register's Office.

THE Taxes for 1981 have been assumed by the Grantees and pro-rated.

THE Plan of record in Book 4660, Page 123, said Register's Office, shows an Ownwer's Certificate, a 50 foot minimum building setback line from Rising Sun Terrace and a 10 foot easement for public utility and drainage purposes along the rear and southerly line(s) of said lot. There is also a 2.5 X 30 foot utility anchor easement located on the northeasterly corner of said lot.

THIS conveyance is subejct to any and all easements of record, said Register's Office.

This is unimproved ( ) improved (X) property, known as 210 Rising Sun Terrace, (House Number) (Street) Old Hickory, (P. O. Address) Tennessee (City or Town) 37138 (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 my hand this 8th. day of September, 1981

Hannelore F. Tidwell: Hannelore F. Tidwell

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Hannelore F. Tidwell

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 Nashville, Tennessee, this 8th. day of September 19 81

Commission expires 4/21/85

Notary Public

STATE OF TENNESSEE
Davidson 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 purposes 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

G 5 9 0 7 2

IDENTIF. REFERENCE

SEP 9 10 20 AM '81

REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
Hannelore F. Tidwell

TO
Michael L. Bixenman and wife, Pamela Sue Bixenman

File Box 24

7032 09/09 65.00- CHECK

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217

OFFICIAL RECEIPT

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

RECEIVED OF BOOK 5792 PAGE 520

FOR

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
			20000.00- CO	
			50.50 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	65.00
7082A09/09/81			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G59072

IDENTIF. REFERENCE

SEP 9 10 20 AM '81

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 842566