THIS INSTRUMENT PREPARED BY:
HAYNES AND ASSOCIATES
140 North Main Street
Goodlettsville, Tennessee 37072

mail

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Barry C. Birdwell	Same	97-8-81
(NAME)	(NAME)	
6044 Port Anadarko Trail		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Hermitage, Tennessee 37076		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100----------
----------($10.00)---------- Dollars,

and other valuable consideration, receipt of which is hereby acknowledged.

BOOK 6533 PAGE 926

Robert W. Birdwell and wife, Dolores C. Birdwell

have this day bargained and sold, and do hereby transfer and convey unto the said

Barry C. Birdwell

his (successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 292 on the Plan of Lake Park, Section 13, as of record in Book 4955, page 97, Register's Office for said County.

Said Lot No. 292 fronts 110 feet on the north side of Port Anadarko Trail and extends back 182.20 feet on the west line and 213.36 feet on the east line to a dead line which is a broken line measuring 119.98 feet thereon.

Being the same property conveyed to Robert W. Birdwell and wife, Dolores C. Birdwell, from Trusty M. Whitehead, by deed of record in Book 5747, Page 967, Register's Office for said County.

This conveyance is subject to the plan of record in Book 4955, page 97, Register's Office for said County, which shows an Owner's Certificate, a 30-foot minimum building setback line from Port Anadarko Trailand a 10-foot easement for public utility and drainage purposes and a utility anchor easement; and restrictive covenants of record in Book 5187, page 711, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 15,000.00

Affiant

Subscribed and sworn to before me, this the 12th day of April, 19 85

Notary Public

My commission expires 10-24-88 (Affix Seal)

This property is (unimproved) (improved), known as Lot 292, Port Anadarko Trail, Hermitage, TN 37076
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Barry C. Birdwell

his (successors),

heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Barry C. Birdwell

his

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand S. this 4-12-85 day of , 1985, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Robert W. Birdwell
ROBERT W. BIRDWELL

Dolores C. Birdwell
DOLORES C. BIRDWELL

CHECK 04/16 45.50-

3223

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Judy Callis, *a Notary Public in and for said County and State,* Robert W. Birdwell and wife, Dolores C. Birdwell

*the within named bargainor*s, *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* 12th *day of* April, *19* 85

Judy Callis
Notary Public

Commission expires 10/24/89

JUDY CALLIS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 .....

1.9 6.7 5.5

IDENTIFICATION REFERENCE

APR 18 9 49 AM '85

DAVIDSON COUNTY, TN.
REGISTER'S OFFICE

WARRANTY DEED

FROM
ROBERT W. BIRDWELL and wife,
DOLORES C. BIRDWELL

TO
BARRY C. BIRDWELL

Compliments of
Madison Title Company
333 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

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

RECEIVED OF _____

FOR _____

BOOK 6533 PAGE 928

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
			15000.00- CAMT.	
			39.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	45.50-
8223A	04/16/85		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 96755

IDENTIF. REFERENCE

APR 16 8 49 AM '85

REGISTER
DAVIDSON COUNTY, TN

No. 125149