BOOK 6907 PAGE 486

WARRANTY DEED

PREPARED BY:

J. K. WOODRD
Attorney at Law
919 West Main Street
Hendersoville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $34,000.00.

Jack D. Birdwell
Affiant

SWORN to and subscribed before me on this the 19th day of June, 1986.

Virginia Langford
NOTARY PUBLIC

My Commission Expires: 4/10/89

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
1301 Berry Street	Same	To be assigned
Old Hickory, Tn 37138		Jr

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named **GRANTEES** and other good and valuable consideration the receipt of which is hereby acknowledged, I, RUBY MAE GRAHAM FARRIS, hereinafter called the **GRANTORS**, have bargained and sold and by these presents, do transfer and convey unto JACK D. BIRDWELL, a single person, hereinafter called **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> LAND in the Fourth Civil District of Davidson County, Tennessee, described as follows, to wit:
>
> BEING Lot No. 123, Section C, Village of Old Hickory, as shown on Plan recorded July 16, 1948 in Book 1424, Page 66, in Register's Office for Davidson County, Tennessee; located on southeast corner of intersection of Berry and Thirteenth Streets containing 0.08 acres, more or less.
>
> BEING the same property conveyed to RUBY MAE GRAHAM FARRIS by Final Decree of Divorce of record in Book 6887, Page 875, Register's Office for Davidson County, TN.

This is improved property known as 1301 Berry Street, Old Hickory, TN.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 19th day of June, 1986, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Ruby Mae Graham Farris

RUBY MAE GRAHAM FARRIS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, RUBY MAE GRAHAM FARRIS, the bargainor, with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Old Hickory, Tennessee, this the 19th day of June, 1986.

Virginia Langford

NOTARY PUBLIC

My Commission Expires: 1/10/89

17086

IDENTIFICATION REFERENCE

JUL 3 9 42 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

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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
			340[illegible].00- CANT.	
			80.40 CSTAX	
			.50 PREEL	
			6.00 MOSC TX	
			CHECK	34.90-
			3#06A07/03/86 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

17.08

IDENTIF. REFERENCE

JUL 3 9 42 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 266621