BOOK 7235 PAGE 105

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater, for this transfer is $ 85,590.00 T.H.H.

Subscribed and sworn to before me, this the 31st day of March 19 87

My commission expires January 9, 1989

Thomas Howard Hooper
Affiant

Notary Public

WARRANTY DEED

Mail

THIS INSTRUMENT WAS PREPARED BY
TENNESSEE TITLE & TRUST, INC.
113 Hazel Path • Southall Bldg. • Suite 3 • Hendersonville, Tenn. 37075

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO: MORTGAGEE:
Thomas Howard Hooper	NATIONWIDE LENDING GROUP, INC.
1755 Dickerson Pike	1125 Troup Street, PO Box 3249
STREET ADDRESS	STREET ADDRESS
Goodlettsville, TN. 37072	Augusta, GA 30904
CITY STATE ZIP	CITY STATE ZIP
MAP & PARCEL NO 7-109.00 + P/O 7-153	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, William Neal Birdwell and wife, Rose Ann Birdwell

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Thomas Howard Hooper and wife, Alma J. Hooper

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at a point in northeasterly margin of Dickerson Pike said point being the westerly most corner of the Pruett property and southerly most corner of this tract; thence northwestwardly along said northeasterly margin, along a curve to the right having a delta 0 deg. 38' 30" radius 23,807 feet, a distance of 266.62 feet to a monument; thence north 61 deg. 00' 50" East 69.60 feet to monument; thence north 22 deg. 48' 17" West 119.51 feet to a monument; thence north 06 deg. 01' 12" West 26.45 feet to an iron pin; thence north 44 deg. 21' 57" East 3.77 feet to an iron pin; thence north 61 deg. 54' 38" East 451.12 feet being westerly line of Adams property; thence southerly with said Adam's westerly line the following 2 calls; South 10 deg. 46' 11" East 99.66 feet to an iron pin; thence south 36 deg. 33' East 201.38 feet to iron post being northerly most corner of said Pruett property; thence southwardly along said Pruett's northwest line the following 2 calls; south 50 deg. 46' 23" West 404.65 feet to an iron pin; thence south 46 deg. 01' 06" West 138.22 feet to an iron pin also being the point of beginning.

The above described property is subject to a Temporary Construction Easement as recorded in Book 6516 at page 385 and a permenant Right-of-way easement as described in Book 4600 at page 934, Register's Office for Davidson County, TN, and permenant R.O.W. recorded in Book 6366 at page 131 said Registers Office.

Being the same property conveyed to William Neal Birdwell and wife, Rose Ann Birdwell by deed recorded in Book 4600 at page 934, Register's Office for Davidson County, Tennessee, and in Book 7235 at page 103 said Register's Office.

This conveyance is subject to taxes for the year 1987 and subsequent years, easements and restrictive covenants of record.

05/13 246.18- CHECK

THIS IS _____ IMPROVED PROPERTY KNOWN AS 1755 Dickerson Pike, Goodlettsville, TN. 37072

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 hand this 31st day of March 19 87

William Neal Birdwell

Rose Ann Birdwell

5675

State of Tennessee
County of Sumner

BOOK 7235 PAGE 1 6

On this 31st day of March, 19 87, before me personally appeared William Neal Birdwell and wife, Rose Ann Birdwell to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

1/10/89

Notary Public
Doris M. Freeman

State of Tennessee
County of _____

On this _____ day of _____, 19____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____

_____
Notary Public

WARRANTY DEED

2 5 4 4 2

IDENTIFICATION REFERENCE

MAY 13 12 29 PM '87

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

TENNESSEE TITLE & TRUST, Inc.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 7235 PAGE 107

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
			65590.00- CAMT. 239.60 COTAX .50 PRFEE 6.00 WDEED CHECK 246.10-	
6675A05/13/87			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2.5442

IDENTIFI REFERENCE

MAY 13 12:30 PM '87

FELIX Z. WILSON, II REGISTER DAVIDSON COUNTY, TN

No. 81236