WARRANTY DEED. (For Typewriter) (Box 687-1) Revised 1975 MARSHALL & BRUCE - NASHVILLE

WARRANTY DEED BOOK 7289 PAGE 833

This instrument prepared by:
JAMES W. CHAMBERLAIN, P. C.
ATTORNEY AT LAW (Name)
105 Court Square, P. O. Box 98 (Street address or Route Number)
Lafayette (City) Tennessee (STATE) 37083 (ZIP CODE)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: 1986	MAP-PARCEL NUMBERS
Diane Elizabeth Bray & Gary Bates Birdwell (NAME:)	JUANITA L. BIRDWELL (NAME:)	96-11-073
ROUTE 1, Box 530 (STREET ADDRESS OR ROUTE NUMBER)	ROUTE 1, BEECH MEADE SUBD. (STREET ADDRESS)	JEC
CASTALIAN SPRINGS TN 37031 (CITY) STATE (ZIP CODE)	LAFAYETTE, TN 37083 (CITY) STATE (ZIP CODE)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) DOLLARS

cash in hand paid and other good and valuable considerations paid by the Grantees to the Grantor, the receipt and sufficiency of which are hereby acknowledged in full, I, Juanita L. Birdwell,

have bargained and sold, and by these presents do transfer and convey unto the said Diane Elizabeth Bray and Gary Bates Birdwell, their heirs and assigns, a certain tract or parcel of land in Civil District of Davidson County, State of Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 800 on the Map of Cloverhill Subdivision, Section 10, as of record in Book 2331, page 57, Register's Office for said County.

Said Lot No. 800 fronts 70.3 feet on the easterly side of Templewood Court, and extends back 190.9 feet on the northerly side and 201.6 feet on the southerly side, to a dead line in the rear on which it measures 111.6 feet.

Being the same property conveyed to Jerrell D. Birdwell and wife, Juanita L. Birdwell, by deed from Clarence E. Elrod and wife, Elaine C. Elrod, of record in Book 2591, page 25, Register's Office for Davidson County, Tennessee.

Jerrell D. Birdwell is deceased and the Grantor, Juanita L. Birdwell, is the owner of the fee simple interest which she conveys hereby.

1986 taxes to be paid by Grantees.

Possession to be given with deed.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 28000
Diane E. Bray
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF July 1987.
Deputy Register

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN
JUL 7 2 17 PM '87

IDENTIFICATION REFERENCE

43441

BOOK 7289 PAGE 834

~~The previous and last conveyance being a Deed to~~

~~recorded in Register's Office of~~ ~~County, State of Tennessee~~

~~in Book~~ ~~Page~~

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said

Diane Elizabeth Bray and Gary Bates Birdwell, their

heirs and assigns, forever. And I do covenant with the said

Diane Elizabeth Bray and Gary Bates Birdwell

that I am lawfully seized and possessed of said land in Fee Simple; have a good right to convey it, and the same is unincumbered.

And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said

Diane Elizabeth Bray and Gary Bates Birdwell, their

heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand, this 10th day of March, 1986

Witness: Juanita L. Birdwell
JUANITA L. BIRDWELL

State of Tennessee County.

The foregoing Deed was received and transferred.

This day of , 19 , at o'Clock M.

Assessor of Property

ACKNOWLEDGEMENT BEFORE NOTARY PUBLIC.

BOOK 7289 PAGE 835

STATE OF TENNESSEE, MACON COUNTY

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

Juanita L. 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 Lafayette

Tennessee, this 1st day of March, 1986

My Commission Expires 9-21-88, 19

Notary Public.

ACKNOWLEDGEMENT BEFORE NOTARY PUBLIC.

STATE OF TENNESSEE, COUNTY

Personally appeared before me, a Notary Public in and for said County and State, the within named

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at

Tennessee, this day of , 19

My Commission Expires , 19

Notary Public.

STATE OF TENNESSEE

COUNTY OF

Register's Office, , 19

The foregoing instrument and certificate were noted in Note Book Page At O'Clock M

19, and recorded in Book , Series , Page State Tax

Paid $ Fee Recording Fee Total Witness my hand Receipt No.

Register.

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred whichever is greater is $, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant.

Subscribed and sworn to before me this the day of

19

Register or Notary Public.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7289 PAGE 836

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- CAPT.	
			70.40 CSTAX	
			.50 RREG	
			9.00 MISC	
			CHECK	37.80-
			721BA1//07/87 BAL	.01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4.34441.

IDENTIFICATION REFERENCE

JUL 7 2 17 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 101447