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

BOOK 7369 PAGE 187

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dennis W. Birdwell, et ux (NAME)	Same (NAME)	017
863 Dry Creek Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	P/O 158.00
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Mail

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

James R. McCasland, Sr. and wife, Bessie B. McCasland

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

Dennis W. Birdwell and wife, Cindy E. Birdwell

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being a tract of land in Davidson County, Tennessee, and being a portion of that property conveyed to J. R. McCasland Sr. in Book 2200, Page 004, Register's Office for Davidson County, Tennessee, being more accurately described according to a survey by Tommy E. Walker, R.L.S. Tennessee License #1465 as follows:

Beginning at an iron pin in the northerly R.O.W. of Dry Creek Road, said pin being the most southwesterly corner of herein described tract: Thence N. 35° 49' 32" W., 526.7 feet to an iron pin corner in the south line of Hardcastle (B. 2855, P. 307, R.O.D.C.T.), a corner with J. R. McCasland Jr. (B. 5136, P. 421, R.O.D.C.T.); thence with the south line of said Hardcastle S. 85° 27' 20" E., 218.02 feet to an iron pin; thence S. 48° 35' 41" E., 544.42 feet to an iron pin in the north margin of Dry Creek Road; thence with a curve to the left, (Δ = 30° 17' 10", R = 614.89 feet, LC = 321.26 feet), 325.03 feet to the point of beginning containing 2.44 acres more or less.

Being a part of the same property conveyed to James Robert McCasland and wife, Bessie B. McCasland, by deed of Mrs. Nellie Carney McCasland of record in Book 2200, Page 004, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 10,000.00

Subscribed and sworn to before me this the 2nd day of October 1987

Affiant

My commission expires: _____ (Affix Seal)

Notary Public

unimproved ( )
This is improved ( ) property, known as _____ (House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (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 Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 hands this 14th day of August, 19 87, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

JAMES R. McCASLAND, SR.

BESSIE B. McCASLAND

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me _____, *a Notary Public in and for said County and State* James R. McCasland, Sr. and Bessie B. McCasland

the within named bargainor s, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Goodlettsville, *Tennessee, this* 27th *day of* October, *19* 87.

THOMAS A. MOORE
Notary Public, State of Tennessee
My Commission Expires May 30, 1991

_____ *Notary Public*

Commission expires _____

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 (or proved to me on the basis of satisfactory evidence), 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 _____

RECEIVED & RECORDED
DAVIDSON COUNTY, TN
OCT 29 03 AM '87

IDENTIFICATION REFERENCE

70672

WARRANTY DEED

FROM
JAMES R. McCASLAND and wife,
BESSIE B. McCASLAND

TO
DENNIS W. BIRDWELL and wife,
CINDY E. BIRDWELL

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

10000.00- CAMT.
28.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 34.50-
8065A10/02/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7067.2

IDENTIFICATION REFERENCE

OCT 2 9 03 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 22397