WARRANTY DEED

Send Tax Notice to:

Ann W. Birdwell
127 Postwood Place
Nashville, TN. 37205

Map: 8DA 60187
Parcel: 103-15-A27

BOOK 8091 PAGE 375

This instrument prepared by:

Walter G. Birdwell, Jr.
Citizens Bank
Carthage, TN. 37030

Mail

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FOR AND IN CONSIDERATION of the sum of TWO HUNDRED ONE THOUSAND EIGHT HUNDRED THIRTY ONE and 86/100 ($201,831.86) DOLLARS, cash in hand paid, and other good and valuable considerations, the receipt of all which is hereby acknowledged, CITIZENS BANK, a Tennessee Banking Corporation, with principal office in Carthage, Tennessee, has this day bargained and sold and by these presents do transfer and convey unto ANN W. BIRDWELL, her heirs and assigns, a certain tract or parcel of land, located and situated in Davidson County, Tennessee, being described as follows, to-wit:

BEING lot No. 27 on the Revised Plan of Postwood as of record in Plat Book 5200, Page 104, Register's Office for Davidson County, to which plan reference is made for a more complete description.

BEING the same property vested in Citizens Bank by deed from Charles R. Chance and wife, Tex Ann Chance of record in Deed Book 8074, Page 605, Register's Office for Davidson County, Tennessee.

Conveyance subject to all restrictions, certificates, set back lines or other reservations or notations as appears of record on Plat Books and to Declaration of Covenants, conditions, liens and restrictions for Postwood as appears of record.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said ANN W. BIRDWELL, her heirs and assigns, forever. It covenants it is lawfully seized and possessed of said land in fee simple; has a good and lawful right to sell and convey it and same is unencumbered, except as above stated.

IT FURTHER COVENANTS and binds itself, its successors and assigns, to warrant and forever defend the title to the said tract or parcel of land to the said ANN W. BIRDWELL, her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY SIGNATURE on this the 11th day of April, 1990.

CITIZENS BANK

BY: Paul E. Hartlett
PRESIDENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 201,831.86
Ann W. Birdwell
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 19th DAY OF April 1990.
Deputy Register

2545 04/19 0101 03CHECK 672.94

ACKNOWLEDGEMENT

STATE OF TENNESSEE

BOOK 8091 PAGE 376

COUNTY OF SMITH

Personally appeared before me, Joyce N. Hiett, a Notary Public, in and for the aforesaid county and state, the within named Paul E. Hackett, with whom I am personally acquainted and who acknowledged that he is the President of the Corporation named in the foregoing instrument, and that said instrument was signed in behalf of said Corporation by authority of its Board of Directors.

JOYCE N. HIETT NOTARY PUBLIC SMITH COUNTY TENN.

Joyce N. Hiett
Notary Public

My commission expires: September 16, 1991

ATTEST:

Linda Beechboard
Assistant Cashier

19999

IDENTIF. TREFERENCE

APR 19 9 40 AM '90

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8091 PAGE 377

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 201831.86
CON TX 665.94
PRFEE 1.00
WDEED 6.00
TOTAL 672.94
CHECK 672.94

04/19/90 01 09:37 0001 2545

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

II 9999 IDENTIF. REFERENCE

APR 19 9 40 AM '90

DAVIDSON COUNTY TN.

No. 311636