BOOK 8103 PAGE 781 Box 58 (3)

STATE OF TENNESSEE
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF April, 19 90

Notary Public

MY COMMISSION EXPIRES: 7/28/92

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Settles, Combos, et al, P. O. Box 56, First American Center, Nashville, TN 37238-0056

NAME		ADDRESS
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO: NEW OWNER	MAP-PARCEL NUMBERS
Adolpho A. Birch, Jr.		MAP 81-6
(NAME)	(NAME)	
2408 Buchanan Street		PARCEL 403
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37208		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, John W. McGee and wife, Mary E. McGee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Adolpho A. Birch, Jr.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in the 8th Civil District of Davidson County, Tennessee, being part of Lot No. 17 on the Plan of the Nichol Property as of record in Book 31, page 603, Register's Office for said County; being Lot No. 5 on the Map showing Subdivision of the Conrad Santi Property, not of record, described according to a survey made by Z. J. Wilkinson, Surveyor, October 1941, as follows:

Beginning at a point in the northerly margin of Buchanan Street, 225 feet west of the westerly margin of 24th Avenue, North, running thence north with the line between lots Nos. 4 and 5, 149 feet to the common corner of Lots Nos. 5 and 8; thence west 50 feet with the southerly line of Lot No. 8 to the common corner of Lots Nos. 5 and 6; thence with the line between Lots Nos. 5 and 6, southerly 149 feet to the north margin of Buchanan Street; thence easterly with the northern margin of Buchanan Street eastwardly 50 feet to the point of beginning.

Being the same property conveyed to John W. McGee and wife, Mary E. McGee, by deed from James H. Chandler, Jr. and wife, Elzer S. Chandler, of record in Book 3796, page 444, Register's Office for said County.

DAVIDSON COUNTY, TN
MAY 7 11 22 AM 90
IDENTIFICATION REFERENCE
2439

unimproved ( )
This is improved ( ) property, known as 2408 Buchanan Street, Nashville, Tennessee 37208
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 26th day of April, 19 90

John W. McGee by attorney in fact Wayne W. Rees

Mary E. McGee by attorney in fact Wayne W. Rees

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STATE OF TENNESSEE
County of Davidson

Personally appeared before me, John W. McGee and wife, Mary E. McGee

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

Witness my hand, at office, this 26th day of April, 19 90.

Commission expires 1/23/94

Andrew N. Maloney
Notary Public

STATE OF TENNESSEE
County of Davidson

Personally appeared before me, Wayne W. Reeves

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 26th day of April, 1990

Commission expires 5-20-92

Ann B. Wooldridge
Notary Public

WARRANTY DEED

FROM

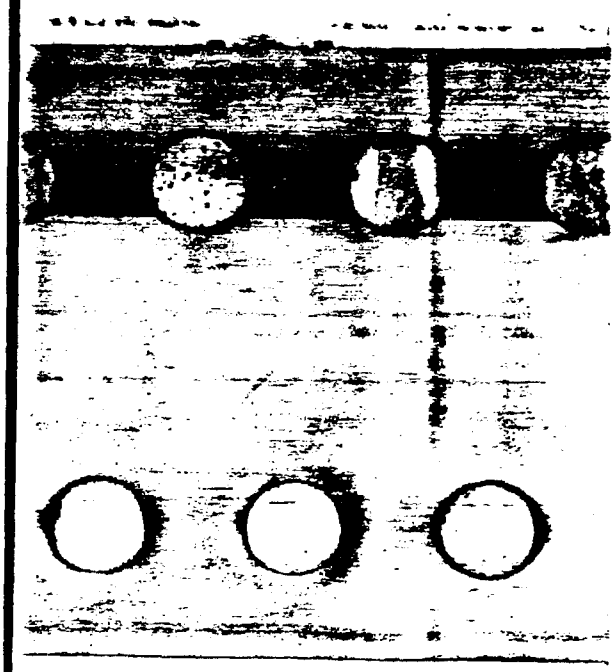
John W. McGee and wife, Mary E. McGee

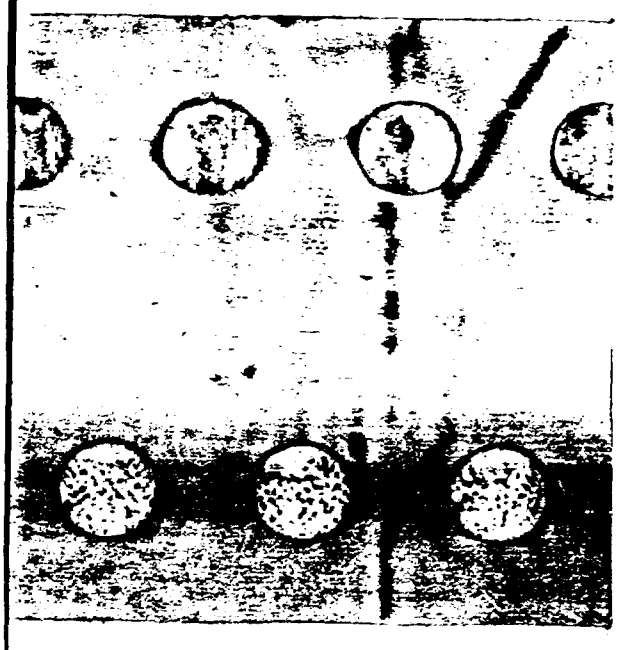
TO

Adolpho A. Birch, Jr.

2280 05/07 0101 03CHECK 20.00

Prepared by:





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

CAMT 60500.00
CON TX 199.65
PRFEE 1.00
WDEED 6.00
TOTAL 206.65
CHECK 206.65

05/07/90 01 10:23 0001 9280

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

24369

IDENTIFICATION REFERENCE

MAY 7 10 22 AM '90

DAVIDSON COUNTY, TN

No. 316758