Prepared by:
Monica D. Edwards, Esq.
112 Stahlman Building
Nashville, Tennessee 37201

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP 92-05**
Fred E. Westbrook and	Same	Parcel 65
wife, Virginia G. Westbrook		11W 05745
3408 Batavia Street		
Nashville, TN 37209		

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF **SEVENTY NINE THOUSAND ($79,000.00) DOLLARS, A.A. BIRCH, JR.**, unmarried, GRANTOR, has bargained and sold, and by these presents does transfer and convey unto the said **FRED E. WESTBROOK and wife, VIRGINIA G. WESTBROOK,** GRANTEES herein, their heirs and assigns certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 57 on the Plan of College Hill Subdivision, Section 2 as of record in Book 2133, Page 52, said Register's Office.

SAID Lot No. 57 fronts 75 feet on the northwesterly side of Batavia Street and runs back 186.5 feet on the northeasterly lot line, and 189.4 feet (198+ field measurement) on the westerly lot line, to a line in the rear which measures 54.2 feet thereon.

BEING the same property conveyed to A.A. Birch, Jr., by deed from Mercer M. Mance, Conservator for, Charity M. Mance, of record in Book 7301, Page 902, Register's Office for Davidson County, Tennessee.

This is improved property known as 3408 Batavia Street, Nashville, Tennessee 37209.

TO have and to hold the said tracts and parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEES, their heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEES that GRANTOR is lawfully seized an possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. And he does further covenant and bind himself, his 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.

36280

JUN 22 2 35 PM '90

RECD

WITNESS my hand this 22 day of June, 1990.

A.A. BIRCH, JR.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **A.A. BIRCH, JR.**, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 22nd day of June, 1990.

NOTARY PUBLIC

My Commission Expires: 11/27/93

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is **SEVENTY NINE THOUSAND ($79,000.00) DOLLARS.** This is equal to or greater than the property would bring at a fair and voluntary sale.

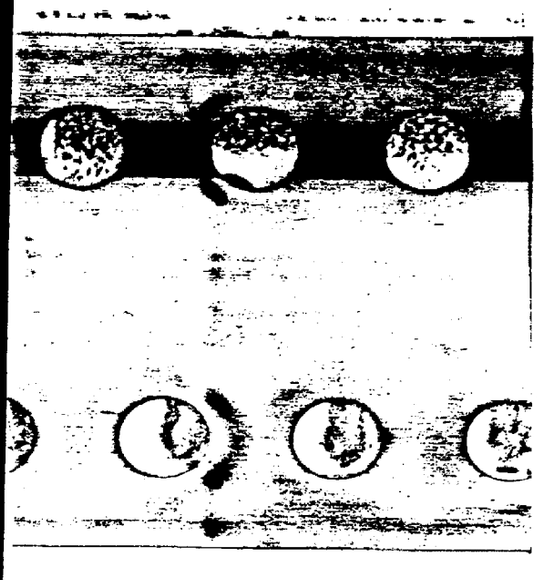
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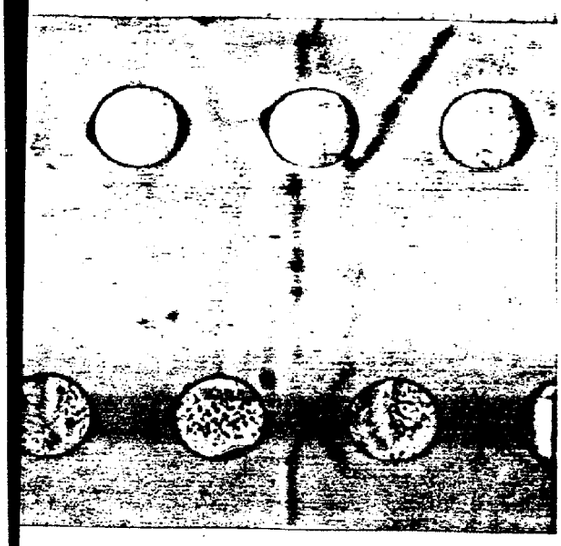
SWORN to and SUBSCRIBED before me this 22nd day of June, 1990.

NOTARY PUBLIC

My Commission Expires: 11/27/93

3253 06/22 0101 03CHECK 267.70





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8137 PAGE 547

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MD - 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 79000.00
CON TX 260.70
PRFEE 1.00
WDEED 6.00
TOTAL 267.70
CHECK 267.70

06/22/90 01 14:35 0001 3253

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

366280

IDENTIFICATION REFERENCE

JUN 22 2 35 PM '90

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 330874