ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Howard Birdwell (NAME)	Same (NAME)	Field BK No. 25W 01445
4425 Westlawn Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map 91-16
Nashville, TN 37209 (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	Parcel 140

WARRANTY DEED

For and in consideration of the sum of Fifty Two Thousand & NO/100 ($52,000.00) DOLLARS

cash in hand paid by the Grantee to the Grantor, receipt of which is hereby acknowledged, I, LOUISE GODWIN HIME, a widow, (the said Louise Godwin Hime and Louise G. Hime being the same person),

have bargained and sold, and by these presents do transfer and convey unto the said HOWARD BIRDWELL

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lots Nos. 310 and 312 of Block 16 on the Plan of Charlotte Park Company's First Addition to Nashville of record in Book 57, page 103, Register's Office for said County.

Said Lot No. 310 fronts 50 feet on the southerly side of Dakota, formerly 4th Avenue, and runs back between parallel lines 150 feet to an alley.

Said Lot No. 312 fronts 61 feet on the southerly side of Dakota, formerly 4th Avenue, and runs back between parallel lines with the easterly margin of 45th Avenue, North, formerly 4th Street, 150 feet to an alley.

Being the same property conveyed to Thomas W. Hime and wife, Louise Godwin Hime, by deed from R. D. Stanford, Jr., Trustee, of record in Book 1258, page 60, Register's Office of Davidson County, Tennessee; the said Thomas W. Hime having since died.

This is improved (X) property, known as 4413 Dakota Ave., Nashville, TN 37209 (House Number) (Street)

unimproved ( )

(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 28th day of May, 19 91

Louise Godwin Hime Louise G. Hime
LOUISE GODWIN HIME (Louise G. Hime)
By: Larry T. Hime
Larry T. Hime, by Durable Power of Attorney of record in ~~BK 8356~~, page 854 RODCT.

BOOK 8361 PAGE 303

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Larry T. Hime, By Durable Power of Attorney for Louise Godwin Hime (Louise G. Hime) of record in Book 8356, page 854, Register's Office for Davidson County, TN, 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, Tennessee, this 28th day of May, 19 91.

My commission expires 11/10/91 Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged to be the and respectively of , the within named bargainor, a corporation, and that as such and executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said as and attesting the same by the said as .

Witness my hand and seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 54,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me this 28th day of May, 1991.

My commission expires 11/10/91 Notary Public

This instrument was prepared by:

Charles F. Frazier, Atty at Law, 300 Jas. Robertson Pkwy, Nashville, TN 37201
Name Address

WARRANTY DEED

FROM LOUISE GODWIN HIME

TO HOWARD BIRDWELL

May 29 10 43 AM '91

178.60 6105 05/29 0101 03CHECK

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

1726



OFFICIAL RECEIPT

FELIX Z WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8361 PAGE 304

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

CAMT	52000.00
CON TX	171.60
PRFEE	1.00
WDEED	6.00
TOTAL	178.60
CHECK	178.60

05/29/91 01 10:44 0001 6105



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

17726

IDENTIFICATION

MAY 29 10 43 AM '91

No. 425663