BOOK 8686 PAGE 796 Box 1

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ } At Large

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 28,900.00

Wanda S. Hawkins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF July 19 92

Notary Public

MY COMMISSION EXPIRES: October 9, 1995

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Gary B. Fisher, Attorney, 2711 Murfreesboro Rd. #105, Antioch, TN 37013
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	Mortgagee: and Send Tax Bill To:	MAP-PARCEL NUMBERS
Wanda S. Hawkins (NAME)	First Tennessee Bank National (NAME)	060-12-0
221 Capitol View Avenue (STREET ADDRESS OR ROUTE NUMBER)	Association P.O. Box 1000 Dept. 47 (STREET ADDRESS)	100.00
Nashville, TN 37207 (CITY) (STATE) (P. O. ZIP)	Memphis, TN 38148 (CITY) (STATE) (ZIP)	12D207600

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, Estate of Cleveland Archie Birdwell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Wanda S. Hawkins, unmarried

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 Davidson County, Tennessee, being the westerly 95 feet of Lot No. 94 on the Map of Capitol View Subdivision, of record in Plat Book 974, Pages 52 and 53, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to C. A. Birdwell and wife, Flossie Birdwell by deed of record in Book 3976, Page 447, Register's Office for Davidson County, Tennessee. The said Flossie Birdwell having since died. Said property is being transferred by the Executrix pursuant to the Last Will and Testament of C. A. Birdwell as of record in Will Book 175, Page 641, Probate Office, Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

Cleveland Archie Birdwell and C. A. Birdwell being one and the same person.

31450

IDENTIF. REFERENCE

JUL 29 10 36 AM '92

FELIX A. [illegible]
DAVIDSON COUNTY TN.

9954 07/29 0101 03CHECK 115.93

This is unimproved ( ) improved (XX) property, known as 221 Capitol View Avenue, Nashville, TN 37207
(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 my hand this 28th day of July, 19 92

Estate of Cleveland Archie Birdwell

By: Patricia Hardison executrix

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Estate of Cleveland Archie Birdwell by: Catherine Hackney, Executrix

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

Witness my hand and official seal at Antioch, Tennessee, this 28th day of July, 1992.

Notary Public

Commission Expires 10-9-95

STATE OF TENNESSEE
Davidson County

Before me, the undersigned a Notary Public in and for 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 himself to be the _____ of the Estate of Cleveland Archie a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at Nashville, Tenn., this 28th day of July, 19 92.

_____ Notary Public

Commission Expires 10/ 9/95

WARRANTY DEED

FROM
Estate of Cleveland Archie ~~Birdwell~~

TO
Wanda S. Hawkins, unmarried

Guaranty Title and Escrow Co.
Suite 105, Priest Lake Professional Building
2711 Murfreesboro Road
Antioch, Tennessee 37013
Phone (615) 367-0595
Phone (615) 367-0697

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 28900.00
CON TX 106.93
PRFEE 1.00
WDEED 8.00
TOTAL 115.93
CHECK 115.93

07/29/92 01 10:35 0001 9954

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

31450

IDENTIF. REFERENCE

JUL 29 10 36 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 554623