WARRANTY DEED FOR TENNESSEE

BOOK 8688 PAGE 860

THIS INDENTURE, made and entered into this 28th day of July ,19 92 , by and between, Cheryl Huber Sesler and Harold Sesler, wife and husband , party(ies) of the first part, and Howard Birdwell, married their heirs and assigns, party(ies) of the second part,

WITNESSETH: That for and in consideration of the sum of TEN DOLLARS ($10.00), the receipt of which is hereby acknowledged, the said party of the first part has bargined and sold and does hereby bargain, sell, convey and confirm unto the party(ies) of the second part, the following described real estate situated, lying and being in the County of Davidson ,State of Tennessee, to wit:

Same being located in the northwest quarter of Block 25 on the Realty Savings Bank and Trust Company's Revised plan of West Extension of Charlotee Park Company's First Addition as shown by a plat which is of record in Book 421 at apge 18, in the County Register's Office of said County and to which reference is here made:

Said realty is more particularly described as follows, to wit:

Beginning at a point in the South right of way of Idaho Avenue (formerly Fifth Avenue) said point being ten feet (10) east of the east right of way of 51st Avenue North (formerly Tenth Street) as shown upon said plat; thence East with the South right of way of said Idaho Avenue, 110 feet; thence south and parallel with the east right of way of Fifth Avenue, North 150 feet to the North right of way of said alley 110 feet; thence north and parallel with said 51st Avenue North 150 feet to the point of beginning and being further identified for tax purposes only as Parcel Number 101 Group 3 upon map page 103 in the office of the County Tax Assessor of said County and to which reference is here, likewise made.

3253 IDENTIF. TREFERENCE

Jul 30 2 27 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

1092 07/30 0101 03CHECK 175.50

PROPERTY ADDRESS: 5011 Idaho Avenue, Nashville, TN 37209

BEING the same property acquired by the party of the first part by deed recorded in Book 5875 , ab page 156 , Registers Office for said County, Tennessee. Cheryl Huber Sesler was formerly Cheryl P. Huber

TO HAVE AND TO HOLD the aforesaid real estate, together will all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party(ies) of the second part, their heirs and assigns in fee simple forever.

SAID CONVEYANCE is made subject to all covenants, easements, restrictions, reservations, conditions and rights appearing of record against the above described property; also SUBJECT to any state of facts which an accurate survey of said property would show. Also subject to taxes for the year 1992 , and subsequent years.

AND THE SAID part of the first part does hereby covenant with the said party(ies) of the second part that he/she is lawfully seized in fee of the aforedescribed real estate; that he/she has a good right to sell and convey the same; that the title and quite possession thereto he/she will warrant and defend against lawful claims of all persons, claiming same by, through or under him/her no further or otherwise.

IN WITNESS WHEREOF the undersigned has set his/her/their hand and seal on this date first written above.

Cheryl Huber Sesler

Cheryl Huber Sesler

Harold A. Sesler

Harold Sesler

STATE OF TENNESSEE)
COUNTY OF Davidson) ss

Before me, the undersigned, a Notary Public in and for said State and County, aforesaid, personally appeared Cheryl Huber Sesler and Harold Sesler, who is personally well known to me and known to me to be the person(s) who executed the foregoing instrument of even date and acknowledged the foregoing instrument to be his/her/their free act and deed. wife and husband

WITNESS my hand and seal this 28th day of July, 19 92.

Notary Public
Kenneth C. Kant

My Commission Expires: February 2, 1993

STATE OF TENNESSEE)
COUNTY OF _____) ss

Before me, the undersigned, a Notary Public in and for said State and County, aforesaid, personally appeared _____, who is personally well known to me and known to me to be the person(s) who executed the foregoing instrument of even date and acknowledged that he/she is the _____ of _____, a Corporation/Partnership/Joint Venture and who executed the foregoing instrument as its free act and deed.

WITNESS my hand and seal this _____ day of _____, 19___.

Notary Public

My Commission Expires: _____

MAP AND PARCEL NUMBER: 103-03-0 110.00

STATE OF TENNESSEE, COUNTY OF Davidson,

The actual consideration or value, which ever is greater for this transfer is $ 45,000.00.

Sworn and Subscribed to before me this 28th day of July, 19 92.

Affiant Howard Birdwell

Notary Public
Kenneth C. Kant

My Commission Expires: February 2, 1993

Address of New Owner:	Send Tax Bills To:
~~Howard Birdwell~~	SAME As OWNER
4425 Westlawn Drive, A105	
STREET ADDRESS	STREET ADDRESS
Nashville, TN 37209	
CITY/STATE/ZIP	CITY/STATE/ZIP

PREPARED BY AND PLEASE RETURN TO:

SUPERIOR TITLE & ESCROW SERVICES, INC.
919 WEST MAIN STREET, SUITE U-3
HENDERSONVILLE, TN 37075
(615) 822-9232

FILE #: 92-1022

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8683 PAGE 862

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 45000.00
CON TX 166.50
PRFEE 1.00
WDEED 8.00
TOTAL 175.50
CHECK 175.50
07/30/92 01 14:24 0001 1092

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

32537

IDENTIF. REFERENCE

JUL 30 2 27 PM '92

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No.555752