27-6

| ADDRESS NEW OWNER: | SEND TAX BILL TO: | MAP-PARCEL NOS. |
|---|---|---|
| Lilly Nixon Tidwell | Same | MAP and PARCEL |
| | Attn: Tax Dept. | |
| 3731 Turley Drive | | 148-05-0-001.00 |
| Nashville, TN 37211 | | |

This instrument prepared by: Cindy S. Smith, Attorney, Royal Elm Office Park
2605 Elm Hill Pike, Suite C, Nashville, Tennessee 37214 (Davidson County - Box 27B)

# WARRANTY DEED

BOOK 8939 PAGE 696

**FOR AND IN CONSIDERATION** of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Charles Tate and Joanne Tate, husband and wife** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Lilly Nixon Tidwell, unmarried, and Christopher S. Birchfield and Rachel A. Birchfield, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

**Land in Davidson County, Tennessee, being Lot No. 150 on the Plan of Hillbrook, Section III, as of record in (Plat) Book 3300, Page 84, Register's Office for said County (to which plat reference is hereby made), described as follows:**

**Beginning at a point in the west margin of Turley Drive at the corner of Lots 150 and 151; thence with the line between said lots, westerly 192.6 feet to a corner of Lot 149; thence with the line between lots 149 and 150, southeasterly 193.2 feet to the westerly margin of Leopole Road; thence with the margin of the same, northeasterly 73.6 feet to the beginning of a curve; thence around said curve, northerly 34.7 feet to the westerly margin of Turley Drive; thence with the margin of the same northerly 79.7 feet to the POINT OF BEGINNING.**

**BEING the same property conveyed to Charles Tate and wife, Joanne Tate by deed from Maggie West, a widow, of record in Book 8751, Page 576, Register's Office of Davidson County, Tennessee.**

**This is property with a common address of 3731 Turley Drive, Nashville, TN 37211.**

**CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 3300, Page 84, said Register's office and all matters therein.**

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

9961 05/06 0101 03CHECK 295.75

**STATE OF TENNESSEE**
**COUNTY OF Davidson**
The actual consideration or value, whichever is greater for this transfer is $77,500.00

X Lilly Nixon Tidwell
Affiant

Subscribed and sworn before me this 30th day of April, 1993.

Notary Public

My Commission Expires: 7-23-94

**TO HAVE AND TO HOLD** the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

**IN WITNESS WHEREOF**, the Grantors have caused this Deed to be executed this **30th** day of **April, 1993**.

Charles Tate
**Charles Tate**

Joanne Tate
**Joanne Tate**

**STATE OF TENNESSEE**
**COUNTY OF Davidson**

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Charles Tate and Joanne Tate, husband and wife** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at **Nashville,**, Tennessee, this **30th** day of **April, 1993**.

Cindy J. Smith
**Notary Public**
**My Commission Expires:** 7-23-94

**STATE OF TENNESSEE**
**COUNTY OF Davidson**

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named _____, with whom I am personally acquainted, and who acknowledged that (s)he executed the within instrument for the purposes therein contained, and who further acknowledged that (s)he is the Attorney-In-Fact of _____, and is authorized by _____ to execute this instrument on his/her behalf.

Witness my hand and official seal at **Nashville,**, Tennessee, this **30th** day of **April, 1993.**

_____
**Notary Public**
**My Commission Expires:**

File No. 9304-142

16815.

IDENTIFICATION REFERENCE

MAY 6 8 57 AM '93

W. Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

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

:CEIVED OF _____

OR _____

BOOK 8939 PAGE 698

| | | | |
|---|---|---|---|
| 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 |

| ATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | | |

CAMT 77500.00
CON TX 286.75
PRFEE 1.00
WDEED 8.00
TOTAL 295.75
CHECK 295.75

05/06/93 01 08:56 0001 9961

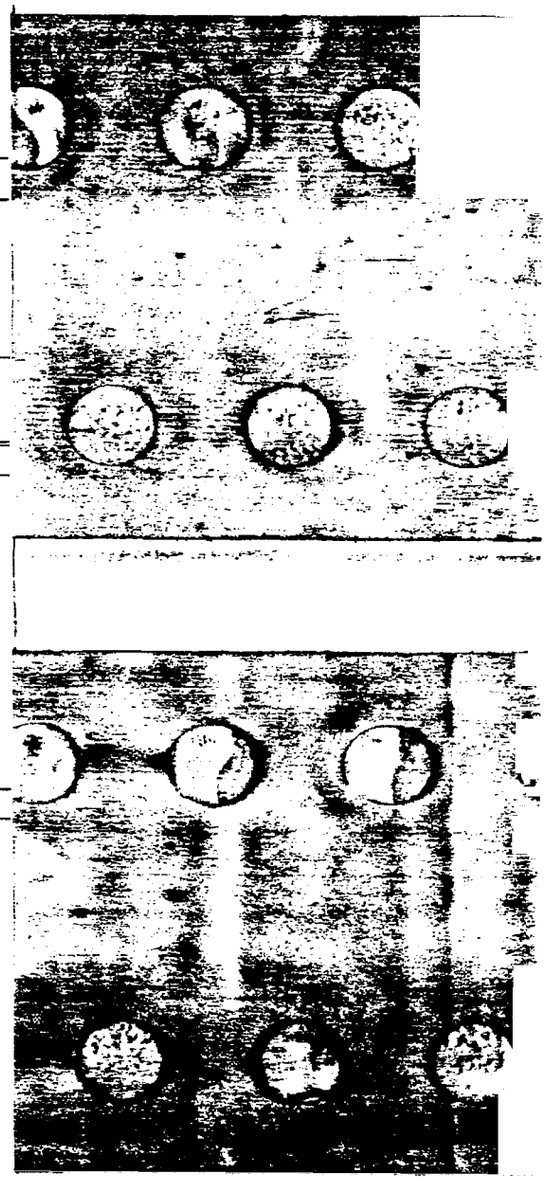
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1:68 1.5:

IDENTIFICATION/REFERENCE)

MAY 6 8 57 AM '93

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN



**No.** 648086