50

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
M/M Howard Birdwell 4600 Elkins Avenue Nashville, TN. 37209	Union Planters Nat. Bank 401 Union Street Nashville, TN 37219	MAP and PARCEL 91-57

This instrument prepared by: Cindy S. Smith, Attorney, 2605 Elm Hill Pike, Suite C, Nashville, TN 37214 (Davidson Co. Box ~~#278~~)

WARRANTY DEED

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, **LILLIAN E. PERSON**, married, **JAMES ROBERT BRUCE, JR.**, married, **REBECCA DOYLE**, married, and **JOHN E. BRUCE**, married, **by and through our lawful attorney-in-fact, Ruth-Ann Looney,** and **RUTH-ANN LOONEY**, married, **being one and the same person as RUTH-ANN STOREY** ("Grantors") have bargained and sold, and by these presents do transfer and convey unto **HOWARD R. BIRDWELL and wife, CAROLYN C. BIRDWELL** (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. 501 and the easterly 10 feet of Lot No. 503 of Block "B" on the Map of Charlotte Park Company's Addition, of record in Book 57, Page 103, Register's Office for said county.

Said Lot No. 501 and part of Lot No. 503 adjoin and front together 70 feet on the northerly side of Elkins Avenue, formerly Second Avenue, and run back between parallel lines along the westerly margin of 46th Avenue North, formerly Fifth Street, 150 feet to an alley.

Being the same property conveyed to Ruth Elizabeth Carroll Bruce and husband, J.R. Bruce, by deed from Joseph A. Beehan, a single man, and Robert L. Bowman and wife, Marie S. Bowman, of record in Book 1534, Page 13, Register's Office for Davidson County, Tennessee, the said J.R. Bruce having predeceased Ruth Elizabeth Carroll Bruce, and the said Ruth Elizabeth Carroll Bruce having since died and her Last Will and Testament being filed in Will Book 182, Page 493, Probate Office for Davidson County, Tennessee, wherein the above described property was devised to Lillian E. Person, James Robert Bruce, Jr., Rebecca Doyle, John E. Bruce and Ruth Ann Storey.

This is property with a common address of 4600 Elkins Avenue, Nashville, Tennessee 37209.

The grantors herein hereby warrant and covenant that they have never lived on the property herein conveyed as married persons.

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 57, Page 103, said Register's office and all matters therein; 3) Any and all Restrictive Covenants, Easements, etc. of record and applying to the within described property.

29697

IDENTIFICATION REFERENCE

JUN 14 9 53 AM '93

DAVIDSON COUNTY, TN

8873 06/14 0101 03CHECK 401.50

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]
[The actual consideration or value, whichever is greater for this]
[transfer is $105,000.00.]
[Affiant]
[Subscribed and sworn before me this 9th day of June, 1993.]
[My Commission Expires: 7/27/96 Notary Public]

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 **9th** day of **June, 1993**.

Lillian E. Person
LILLIAN E. PERSON
BY: Ruth Ann Looney
RUTH-ANN LOONEY
Attorney-in-Fact

James Robert Bruce, Jr.
JAMES ROBERT BRUCE, JR.
BY: Ruth Ann Looney
RUTH-ANN LOONEY
Attorney-in-Fact

Rebecca Doyle
REBECCA DOYLE
BY: Ruth Ann Looney
RUTH-ANN LOONEY
Attorney-in-Fact

John E. Bruce
JOHN E. BRUCE
BY: Ruth Ann Looney
RUTH-ANN LOONEY
Attorney-in-Fact

Ruth Ann Looney
RUTH-ANN LOONEY

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 **RUTH-ANN LOONEY, being one and the same person as RUTH-ANN STOREY**, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she executed the foregoing instrument (WARRANTY DEED) as the free act and deed of the said **LILLIAN E. PERSON**, for the purposes therein contained by virtue of a Limited Power of Attorney duly executed by the said LILLIAN E. PERSON, appearing of record in Book 8978, Page 241, Register's Office of Davidson County, Tennessee, and who further acknowledged that she executed the foregoing instrument as the free act and deed of the said **JAMES ROBERT BRUCE, JR.**, for the purposes therein contained, by virtue of a Limited Power of Attorney duly executed by the said JAMES ROBERT BRUCE, JR., appearing of record in Book 8978, Page 249, said Register's Office, and who further acknowledged that she executed the foregoing instrument as the free act and deed of the said **REBECCA DOYLE**, for the purposes therein contained, by virtue of a Limited Power of Attorney duly executed by the said REBECCA DOYLE, appearing of record in Book 8978, Page 240, said Register's Office, and who further acknowledged that she executed the foregoing instrument as the free act and deed of the said **JOHN E. BRUCE**, for the purposes therein contained, by virtue of a Limited Power of Attorney duly executed by the said JOHN E. BRUCE, appearing of record in Book 8978, Page 239, of said Register's Office.

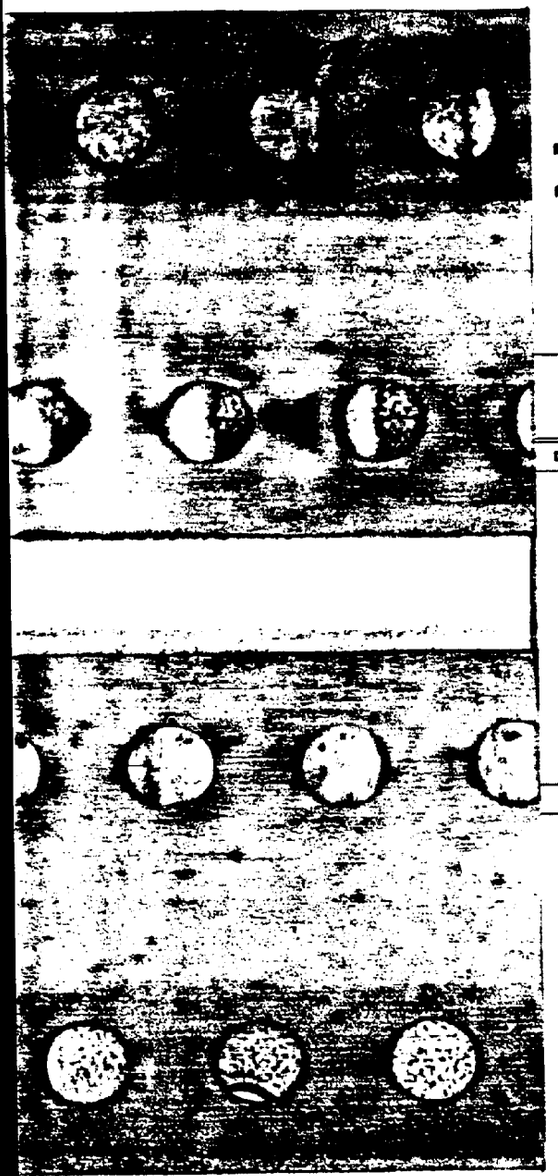
Witness my hand and official seal at **Nashville**, Tennessee, this **9th** day of **June, 1993**

Lisa A Clark

Notary Public

My Commission Expires: 10-14-96

File No. 93-338



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8980 PAGE 89

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	
				105000.00
			CON TX	388.50
			PRFEE	1.00
			WDEED	12.00
			TOTAL	401.50
			CHECK	401.50

06/14/93 01 ~~02153 0001 6838~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

29697

IDENTIFICATION REFERENCE

JUN 14 9 59 AM '93

DAVIDSON COUNTY, TN

No. 662126