BOOK 9060 PAGE 784

THIS INSTRUMENT PREPARED BY:
HEISKELL, DONELSON, BEARMAN,
ADAMS, WILLIAMS & KIRSCH
Attorneys at Law
Suite 600, 511 Union Street
Nashville, Tennessee 37219

FROM: William H. Edwards, M.D. ("GRANTORS")

TO: Richard D. Bird and wife,
Celia F. Bird ("GRANTEES")

ADDRESS NEW OWNER:
Mr. and Mrs. Richard D. Bird
305 St. James Park
Nashville, Tennessee 37215

SEND TAX BILLS:
Richard D. Bird
Suite 600, 511 Union Street
Nashville, Tennessee 37219

MAP AND PARCEL NUMBER: 117-13-B-95

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid by GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, William H. Edwards, M.D., has bargained and sold, and by these presents does transfer and convey unto Richard D. Bird and wife, Celia F. Bird, their heirs and assigns, all of my interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 305 on the Plan of Abbottsford of record in Book 6250, pages 419-421, as amended in Book 6771, page 683 and Book 6800, page 164, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Dr. William H. Edwards by deed from Abbott Martin Corporation of record in Book 6679, page 632, said Register's Office.

The above description is identical to that contained in the prior deed of record on this property.

This conveyance is made subject to the following:

1. Declaration of Restrictive Covenants and Reciprocal Easement of record in Book 6478, page 177, as amended in Book 6530, page 242, Register's Office for Davidson County, Tennessee.

2. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 6537, page 303 said Register's Office.

3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 8106, page 2, as amended in Book 8627, page 254, said Register's Office.

This is unimproved property, known as 305 St. James Park, Nashville, Tennessee, 37215.

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 GRANTOR does covenant with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered, except for 1993 real property taxes, which have been prorated between the parties and which shall be paid by GRANTEES before delinquent.

And GRANTOR does further covenant and bind himself, his heirs and assigns, 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.

Frances M. Edwards, spouse of William H. Edwards, M.D., joins in and executes this instrument for the purpose of conveying to the GRANTEES any and all marital right, title and interest she may have in the property, but not further or otherwise.

WITNESS our hands this 3rd day of May, 1993.

William H. Edwards, M.D.

Frances M. Edwards

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Ruth Anne Carothers, a Notary Public in and for said County and State, the within named, William H. Edwards, M.D., and wife, Frances M. Edwards, the within named bargainors, 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 3rd day of May, 1993.

Ruth Anne Carothers
NOTARY PUBLIC

My Commission Expires: 1-22-95

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $60,000.00.

William D. Bird
AFFIANT

Subscribed and sworn to before me, this 3rd day of May, 1993.

Ruth Anne Carruthers
NOTARY PUBLIC

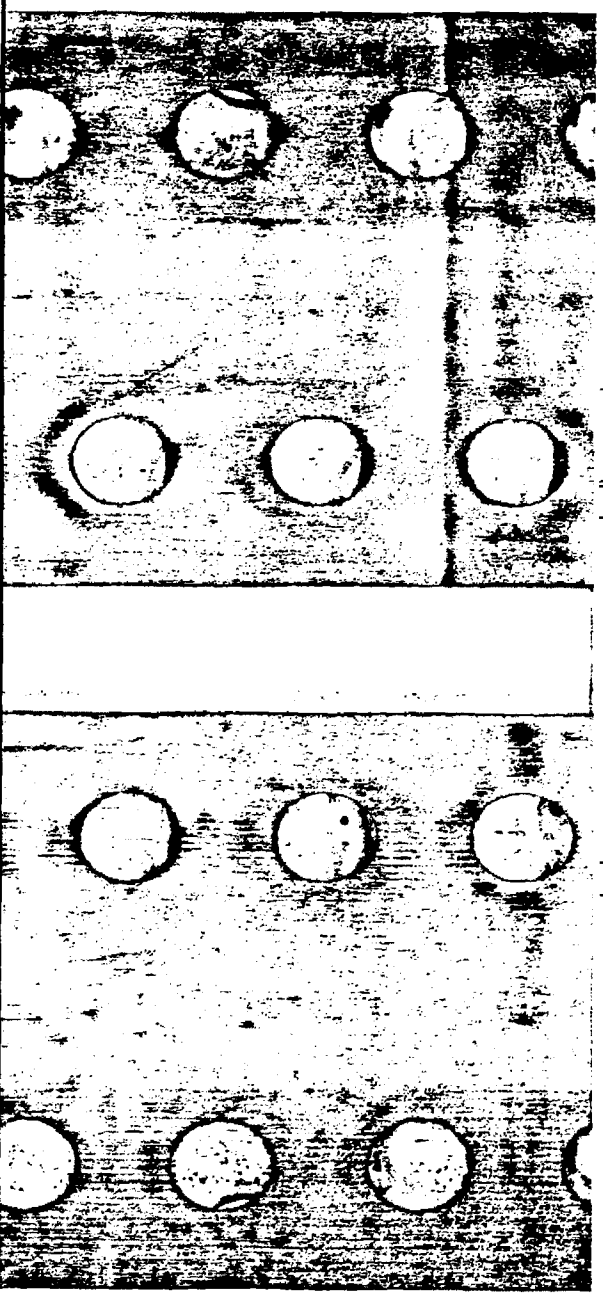
My Commission Expires: 1-22-95

56721
IDENTIF. ↑ REFERENCE

93 MAY 27 PM 3:37

4883 05/27/93 0101 03CHECK 235.00

N RAC29100 V1



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9660 PAGE 787

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	60000.00
			CON TX	222.00
			PRFEE	1.00
			WDEED	12.00
			TOTAL	235.00
			CHECK	235.00
08/27/93	01	15:36	0001	4683

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

56721
IDENTIF. ↑ REFERENCE

93 AUG 27 PM 3:37
REGISTER
DAVIDSON COUNTY, TN.

No. 691173