BOOK 9515 PG 666

BOX 2

FORM NO. WD-2

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER. FOR THIS TRANSFER IS $ 67,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF October 19 94

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JAMES C. VANCE, Attorney at Law, 237 Old Hickory Boulevard, Nashville, TN 37221
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Howard Birdwell and Benny Gaddis (NAME)	SAME (NAME)	Map 091-160
4600 Elkins (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 033.00
Nashville, TN 37209 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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 XX I, Steve Wilkerson, Executor for the Estate of Lula Dial

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Howard Birdwell and Benny Gaddis

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 Lot No. 305 of Block "A" on the Plan of Charlotte Park Company's First Addition, as of record in Book 57, page 103, Register's Office for said County.

Said Lot No. 305 fronts 50 feet on the northerly side of Park Avenue, formerly 1st Avenue, and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Thurman D. Dial and wife, Lula G. Dial, by deed of record in Book 4284, page 228, Register's Office of Davidson County, Tennessee. The said Thurman D. Dial having predeceased Lula G. Dial in September 1981.

Said Lula Dial having died in testate on September 16, 1994 and whose estate is being administered in the Davidson County Probate Court under Docket No. 94P-1432, Steve Wilkerson, Personal Representative. Stevie Wilkerson and Steve Wilkerson are one in the same.

07386
IDENTIF. & REFERENCE

94 NOV -9 AM 9:22
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 4604 (House Number) Park Avenue (Street) Nashville, TN (P. O. Address) 37209 (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 seised 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 31st day of October, 1994

Steve Wilkerson
Steve Wilkerson, Personal Representative

Steve Wilkerson
Steve Wilkerson, Individually

STATE OF TENNESSEE
Davidson County

Personally appeared before me, James C. Vance, a Notary Public in and for said County and State, the within named Steve Wilkerson, Personal Representative for the Estate of Lula G. Dial, and individually

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

Witness my hand and official seal at Nashville, Tennessee, this 31st day of October, 1994.

Commission Expires July 27, 1996

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ 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 _____ 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 _____, _____, this _____ day of _____, 19___.

Commission Expires _____

_____ Notary Public

WARRANTY DEED

FROM

Steve Wilkerson, Executor for the Estate of Lula G. Dial

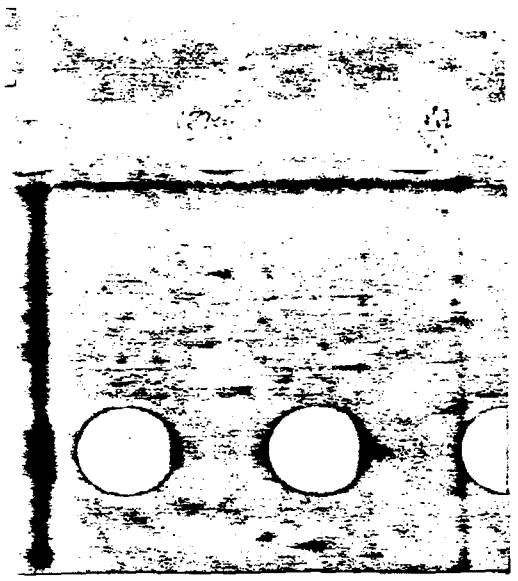
TO

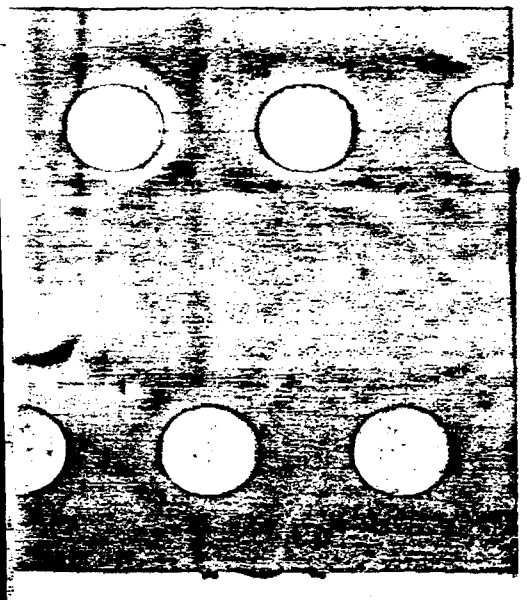
Howard Birdwell and Benny Gaddis

2321 11/09 0101 DECHECK 256.90

Tides Guaranteed

NASHVILLE, TENN.





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 67000.00
CON TX 247.90
PRFEE 1.00
WDEED 8.00
TOTAL 256.90
CHECK 256.90

11/09/94 01 10:20 0001 2321

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07386
IDENTIF. ↑ REFERENCE

94 NOV -9 AM 9:22

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 852427