Key 28

OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

BOOK 9544 PG 143

STATE OF TENNESSEE }
COUNTY OF DAVIDSON}
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 150,000.00 .

Joseph William Sauve
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 12th DAY OF December , 1994 .

J. Ronald Smith
NOTARY PUBLIC

My Commission expires: 1/28/98

THIS INSTRUMENT PREPARED BY

Devereaux D. Cannon, Jr., Attorney, 344 Fourth Avenue, North, Nashville, TN 37219
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
JOSEPH WILLIAM SAUVE (NAME)	SAME (NAME)	132-9- (Pt)108
903 Cadillac Ave (ADDRESS)	(ADDRESS)	
Nashville, TN 37204 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 10.00 **cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we**

BETTY BIRDWELL TAYLOR, NELLIE BIRDWELL JONES AND JOHN WILLIAM BIRDWELL

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

JOSEPH WILLIAM SAUVE

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson **County, Tennessee, described as follows, to wit:**

Land in Davidson County, Tennessee, being Lot No. 1 as shown on the Plan of Taylor Lands, of record in Book 7900 , page 856 , Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Dukie Earnest Birdwell by deed from Mary Helen Birdwell, John William Birdwell, Nellie Birdwell Jones and Betty Irene Birdwell of record in Book 5818, page 902, said Register's Office. The said Dukie Earnest Birdwell having since died. The Will of Dukie Earnest Birdwell of record in Will Book 194, page 1, Davidson County Probate Court Clerk's Office devised the subject property to Betty Birdwell Taylor, Nellie Birdwell Jones and John William Birdwell with a life estate to Mary Helen Birdwell who has since died.

THE PROPERTY HEREIN DESCRIBED IS NOT THE USUAL PLACE OF RESIDENCE OF THE GRANTORS.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Easement for sanitary sewers, storm drainage, water mains and appurtenances of record in Book 6297, page 105, Register's Office for Davidson County, TN.

2. Matters shown on the Plan of record in Book 7900, page 856 , REgsiter's Office for said County.

unimproved ( )
This is improved (X) property, known as 898 Battery Lane Nashville, TN 37204
(House Number) (Street) (City) (State) (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. We do covenant with said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 12th **day of** December , 19 94 .

Betty Birdwell Taylor
BETTY BIRDWELL TAYLOR

Nellie Birdwell Jones
NELLIE BIRDWELL JONES

John William Birdwell
JOHN WILLIAM BIRDWELL

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of DAVIDSON }

BOOK 9544 PG 144

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named BETTY BIRDWELL TAYLOR, NELLIE BIRDWELL JONES, AND JOHN WILLIAM BIRDWELL *

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this 12th day of December, 1994

My Commission expires:
11/28/98

_____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____

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

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____

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

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____
Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____ self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____ self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____
Notary Public

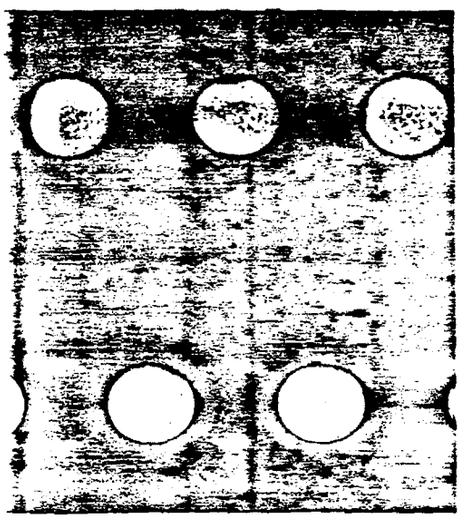
FELIX E. WILSON II REGISTER
DAVIDSON COUNTY, TN.
94 DEC 13 AM 9:31

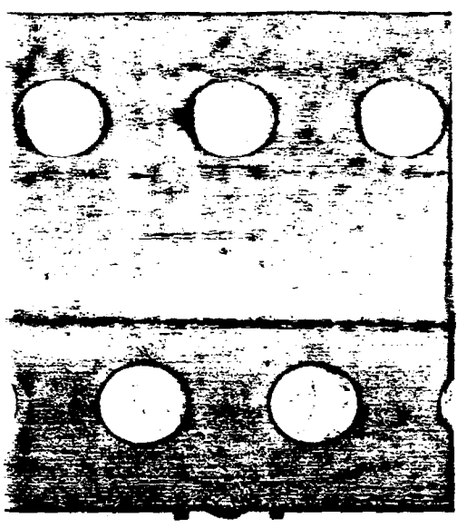
IDENTIF. & REFERENCE

16750

01101 03CHECK
564-00

Bk 28





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

RECEIVED OF _____

FOR _____

BOOK 9544PG145

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 150000.00
CON TX 555.00
PRFEE 1.00
MTGTX 8.00
TOTAL 564.00
CHECK 564.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/13/94 01 09:32 0001 2539

94 DEC 13 AM 9:3[illegible]
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ↑ REFERENCE 16750

No. 862503