BOOK 9612 PG 58

STATE OF TENNESSEE
COUNTY OF Davidson

5796-O

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 25,000.00

X L. H. Craig
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF March, 19 95.

Ollie Mai Parsley
Notary Public

MY COMMISSION EXPIRES: 3/25/95

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 51 Century Blvd., #110, Nashville, TN 37214
NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
L. H. Craig (NAME)	NEW OWNER (NAME)	Map 33-5, Par. 3
100 Montchanin Dr. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Old Hickory, TN 37138 (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, Joel S. Birdwell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO L. H. Craig

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:

See exhibit A attached hereto and made a part hereof.

95 MAR -6 PM 1:45
FELIA [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 39606

This is unimproved property known as Lot 23, Katherine Court, Goodlettsville, TN 37072

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 seized 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 his hand this 3rd day of March, 19 95.

Joel S. Birdwell by Joseph Birdwell
Joel S. Birdwell
Att'y in Fact

File No.: 5796-O

BOOK 9612 PG 59

ATTACHMENT

LAND in Davidson County, Tennessee, being Lot No. 23 on the Plan of Birdwell Subdivision, Phase Two, of record in Book 7900, page 762, Register's Office for said County, to which plat reference is hereby made for a more complete description thereof.

BEING part of the same property conveyed to Joel S. Birdwell by deed from Michael G. Brasher and wife, Phyllis A. Brasher, filed of record in Book 8317, Page 128, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants filed of record in Book 9597, page 289, said Register's Office and all other easements and setback lines as shown on the recorded plat.

The above described property is not the residence of the grantor.

BOOK 9612 PG 60

5796-O

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Ollie Mai Parsley, a Notary Public in and for said County and State, the within named Joel S. Birdwell 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 3rd day of March, 19 95.

My commission expires 3/25/95

Notary Public Ollie Mai Parsley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

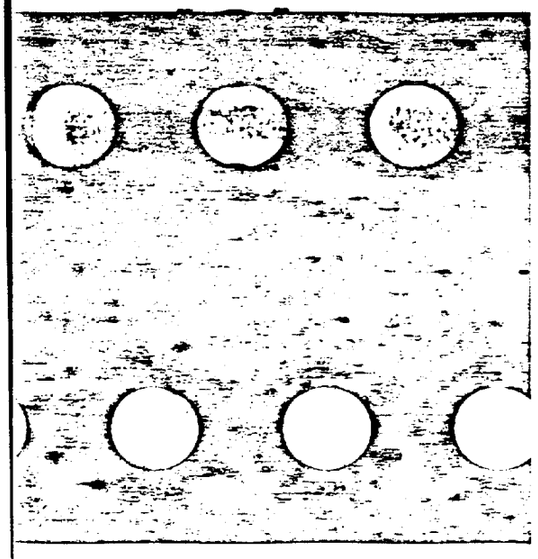
On this 3rd day of March, 1995, before me personally appeared Joseph Birdwell to me known (or proved to me on the basis of satisfactory evidence) to be the person who exec uted the foregoing instrument in behalf of Joel S. Birdwell (Joel Stanley Birdwell) and acknowledged that he executed the same as the free act and deed of said Joel S. Birdwell (Joel Stanley Birdwell).

Witness my hand and official seal.

Ollie Mai Parsley
NOTARY PUBLIC

My Commission Expires: March 25, 1995

7688 03/06 0101 03CHECK 105.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

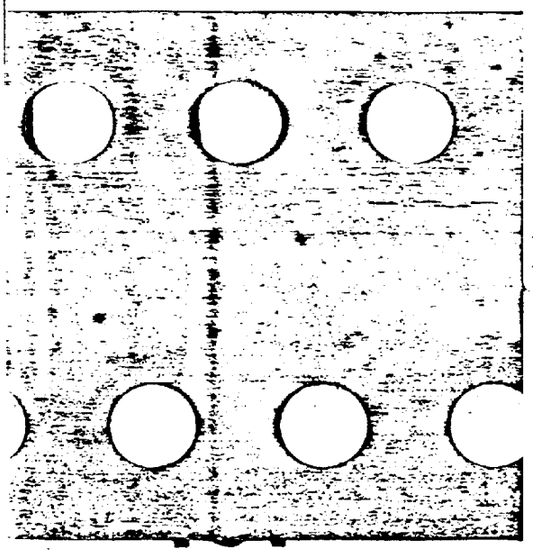
RECEIVED OF _____

FOR _____

BOOK 9612 PG 61

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 25000.00
CON TX 92.50
PRFEE 1.00
WDEED 12.00
TOTAL 105.50
CHECK 105.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/06/95 01 13:45 0001 7688

39606
IDENTIF. ↑ REFERENCE

95 MAR -6 PM 1:45

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 887328