BOOK 9678 PG 614 Bx 2

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 135,000.00
Richard D Bird Jr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
19th DAY OF May 1995

JACQUE I. FREEZE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Jacque I. Freeze
Notary Public

MY COMMISSION EXPIRES: 5/29/95
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027
My Commission Expires May 29, 1995

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Richard D. Bird, Jr. (NAME) | PNC Mortgage Corporation of (NAME) | 104-16-185 |
| 2006 Beechwood Avenue (ADDRESS) | 440 North Fairway Drive (ADDRESS) | 24W-11705 |
| Nashville, TN 37212 (CITY) (STATE) (ZIP) | Vernon Hills, IL 60061 (CITY) (STATE) (ZIP) | |

FOR AND 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, James Elliott Withers, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard D. Bird, Jr., unmarried

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, TN, BEING Lot No. 7 on the Plan of The Estate of Daniel McIntyre, of record in Plan Book 3, page 30, Chancerty Court at Nashville Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to James Elliott Withers, an unmarried, by by deed from Kal Helou, Administrator, C.T.A., of the estate of Nancy Fry, Deceased, of record in Book 9624, Page 580, Register's Office for Davidson County, TN.

This conveyance is subject to the following: Taxes for the year 1995 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the plan of record in Book 3, page 30, of record in the Chancery Court of Davidson County, Tennessee.

0063052 IDENTIF. ↑ REFERENCE

95 MAY 23 AM 9:41 ELIX Z. [illegible] REGISTER DAVIDSON COUNTY, TN.

3568 05/23 0101 03CHECK 508.50

unimproved ( )
This is improved (X) property, known as 2006 Beechwood Avenue, Nashville, TN 37212
(House Number) (Street) (P.O. Address) (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 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 my hand this 19th day of May 19 95

James Elliott Withers

James Elliott Withers

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOOK 9678 PG 615

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Elliott Withers, unmarried

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 Brentwood Tennessee, this 9th day of May 19 95.

Commission expires 5/28/95

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires May 28, 1995

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, ____ a Notary Public within and for the State and County aforesaid, personally appeared ____ and ____ with whom I am personally acquainted and who upon ____ oath(s) acknowledged ____ to be the ____ and ____ respectively of the ____ the within named bargainor, and corporation, and that ____ as such ____ and ____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said ____ as such ____, and attesting the same by the said ____ as such ____.

Witness my hand and official seal at office at ____ on this the ____ day of ____ 19____.

My commission expires ____

Notary Public

# WARRANTY DEED

## FROM

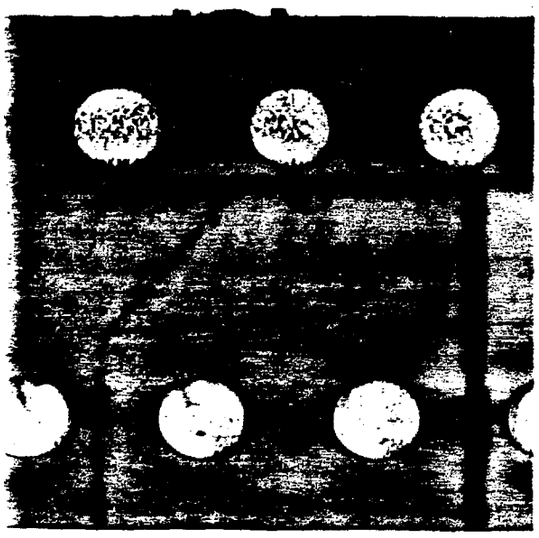
James Elliott Withers

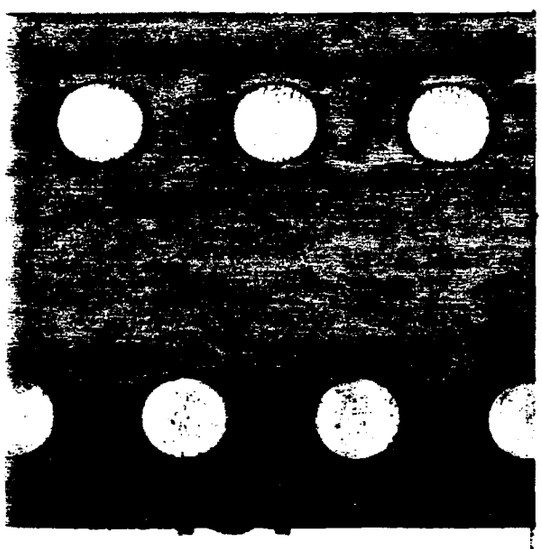
## TO

Richard D. Bird, Jr.

## RETURN TO:


**GREGORY S. PERRONE**
**ATTORNEY - AT - LAW**
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027





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

RECEIVED OF _____

FOR _____

BOOK 9678 PG 616

| | | |
|---|---|---|
| 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 |
|---|---|
| | 135000.00 |
| CON TX | 499.50 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| TOTAL | 508.50 |
| CHECK | 508.50 |

05/23/95 01 09:41 0001 3568

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0063052
IDENTIF. ↑ REFERENCE

95 MAY 23 AM 9:41
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.912911**