0099567

IDENTIF. & REFERENCE

PICK-UP

95 SEP 12 PM 2:45

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

THIS INSTRUMENT PREPARED BY:
PATRICIA A. MONTGOMERY
WESTLAKE & MARSDEN, P.C.
Third National Financial Center
424 Church Street, Suite 1400
Nashville, TN 37219
(615) 726-3400

WARRANTY DEED

BOOK 9792 PG 840

New Owner/Address	Send Tax Bills To:	Map-Parcel Numbers
Howard Birdwell 4600 Elkins Nashville, TN 37209	SAME	Map 103-30 Parcel 106

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater for this transfer is Eighty Thousand and 00/100 ($80,000.00) Dollars.

Ernest Williams
AFFIANT

Pamela E. Stockard
NOTARY PUBLIC

My Commission Expires: 8-10-98

PAMELA E. STOCKARD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, ERNEST WILLIAMS, Conservator for MATTIE SUE HINES(collectively referred to as "GRANTOR"), has bargained and sold, and by these presents does transfer and convey unto HOWARD BIRDWELL ("GRANTEE"), his heirs, and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, and described as follows:

> Being the westerly 50 feet of the easterly 210 feet of the southerly 150 feet of Block 18 on the map of Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, as of record in Book 421, page 18, Register's Office for said County. Said part of Block 18 fronts 50 feet on the northerly side of Idaho, formerly Fifth Avenue, and runs back between parallel lines, parallel with and 160 feet west of the westerly margin of 50th Avenue North, formerly 9th Street, 150 feet to an alley.

Being the same property conveyed to Mattie Sue Hines and Hollie Belle Hines by deed from J. G. Edwards and wife Inez Edwards, of record in Book 80, page 668, said Register's Office, Hollie Belle Hines, by her Conservator, Ernest Williams, having conveyed all her interest to Mattie Sue Hines by Quitclaim Deed of Record in Book 8337, Page 821 said Register's Office.

This conveyance is made subject to taxes for 1995, which have been prorated between the parties and are to be paid by the GRANTEE when the same become due. Taxes for subsequent years must be the responsibility of GRANTEE.

This is improved property known as 5006 Idaho Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD the aforesaid property with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs and assigns forever.

And the GRANTOR does covenant with the Grantee that is Mattie Sue Hines lawfully seized and possessed of the property in fee simple, has a good and lawful right to convey it, and warrants that the property is unencumbered, except as set forth above.

And the GRANTOR does further covenant and bind the estate of Mattie Sue Hines, her heirs and assigns, to warrant and forever defend the title to the land to the Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 11th day of September, 1995.

Ernest Williams

ERNEST WILLIAMS, Conservator for
Mattie Sue Hines.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ERNEST WILLIAMS, Guardian for Mattie Sue Hines, 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 11th day of September, 1995.

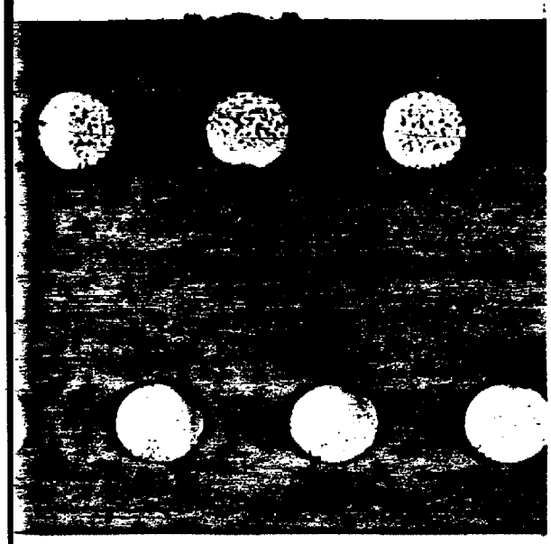
Pamela E. Stockard
NOTARY PUBLIC

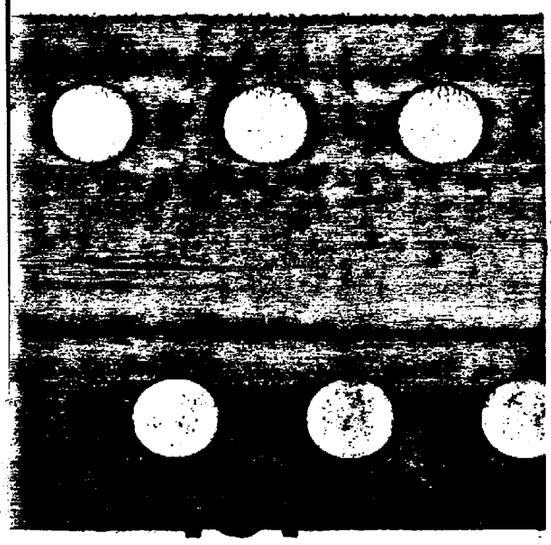
My Commission Expires: 8-10-98

d:\word\word\1091.01\warranty.ded

PAMELA E. STOCKARD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

96 12 0101 03CHECK 305-00





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

RECEIVED OF _____

FOR _____

BOOK 9792 PG 842

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	80000.00
CON TX	296.00
PRFEE	1.00
MDEED	8.00
TOTAL	305.00
CHECK	305.00

09/12/95 01 14:46 0001 3299

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0099567
IDENTIF. ↑ REFERENCE

95 SEP 12 PM 2:45
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 952170