BOOK 9797PG316

This Instrument Prepared By:
HAYNES, WALKER & FREEMAN
140 North Main Street
Goodlettsville, Tennessee 37072

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Numbers
Joseph Birdwell 1249 Campbell Road Goodlettsville, TN 37072	Same	Map 33 Parcel 49

FOR AND IN CONSIDERATION of the sum of *TEN AND NO/100 ($10.00) DOLLARS*, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CLIFTON TRIBBLE, JR., JAMES RONALD TRIBBLE, MARY JANE HOLLIS**, and **JOYCE ANN SANFORD**, being all the heirs at law of the **ESTATE OF HOWELL C. TRIBBLE**, has this day bargained and sold, and do hereby transfer and convey unto the said **JOSEPH BIRDWELL**, the Grantee herein, his (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

LAND in the 11th Councilmanic District of Davidson County, Tennessee, and being a portion of property conveyed to Deed Book 3252, page 605, R.O.D.C.T., as shown on tax Map 33, Parcel 49 and being shown on a survey by Ray G. Cole, Registered Land Surveyor No. 924, dated June 21, 1995, as follows:

BEGINNING at an iron pin (found) in the southerly margin, 25.0 feet from the center line of Campbell Road, a corner to Lot 1, Tribble Subdivision, and being the most northeast corner of the tract described herein; thence, leaving said road and with said Tribble Subdivision for the next five calls as follows: S 14 deg. 45' 17" W 136.37 feet to a metal post, a corner to a cemetery, thence, with said cemetery, S 15 deg. 54' 45" W 32.39 feet to a metal post; thence, continuing with said cemetery, N 77 deg. 25' 53" W 39.90 feet to a metal post; thence, N 84 deg. 36' 08" W 294.81 feet to an iron pin (found); thence S 03 deg. 39' 47" W 175.90 feet to an iron pin (found); the most southwest corner of said Tribble Subdivision, and in the line of Joseph Birdwell (Deed Book 5694, page 770); thence, with the line of said Birdwell, N 81 deg. 44' 39" W 696.49 feet to an iron pin (found), a corner to said Birdwell and in the line of James Bogle (Deed Book 6513, page 150); thence, with the line of said Bogle, N 07 deg. 26' 18" E 331.17 feet to an iron pin (found) in the line of said Bogle, and a corner to Roy M. Maines (Deed Book 6662, page 198); thence, with the line of said Maines, S 81 deg. 35' 11" E 259.14 feet to an iron pin (found); thence, continuing with said Maines, N 13 deg. 36' 28" E 158.75 feet to an iron pin set, a corner to said Maines in the southerly margin, 25.0 feet from the center of said Campbell Road; thence, with said road, S 73 deg. 05' 43" E 112.31 feet to a point; thence, continuing with said road, S 71 deg. 38' 15" E 668.48 feet to the beginning, containing 8.01 acres more or less.

Being part of the same property conveyed to Howell Clifton Tribble and wife, Emma Mai Tribble by deed from Leslie Staley and wife, Mary Frances Staley, of record in

Book 2858, page 25 and by deed from Mrs. Pauline Watkins Gault, et al., of record in Book 3252, page 605, Register's Office. Emma Mai Tribble predeceased Howell Clifton Tribble on July 25, 1988. Howell Clifton Tribble died on June 20, 1991.

STATE OF TENNESSEE]
COUNTY OF Davidson

The actual consideration or value whichever is greater, for this transfer is $43,000.00.
Subscribed and sworn to before me this 14th day of September 1995. **AFFIANT** Joseph Bicknell

My Commission Expires: 9/27/97 Dana M. Meadows
NOTARY PUBLIC

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee his (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 14 day of September, 1995.

Clifton Tribble, Jr.
CLIFTON TRIBBLE, JR.

Joyce Ann Sanford
JOYCE ANN SANFORD

Ray Sanford
RAY SANFORD

Mary Jane Hollis
MARY JANE HOLLIS

Mack L. Hollis
MACK HOLLIS

James R. Tribble
JAMES RONALD TRIBBLE

Mary Tribble
MARY TRIBBLE

STATE OF TENNESSEE]
COUNTY OF Wilson **]**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CLIFTON TRIBBLE, JR., JOYCE ANN SANFORD, RAY SANFORD, MARY JANE HOLLIS, MACK HOLLIS, JAMES RONALD TRIBBLE,** and **MARY TRIBBLE,** the within named bargainors, with whom I am personally acquainted (or proved to me on 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 Lebanon, Tennessee, on this the 14 day of September, 1995.

KATHIE VANTREASE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

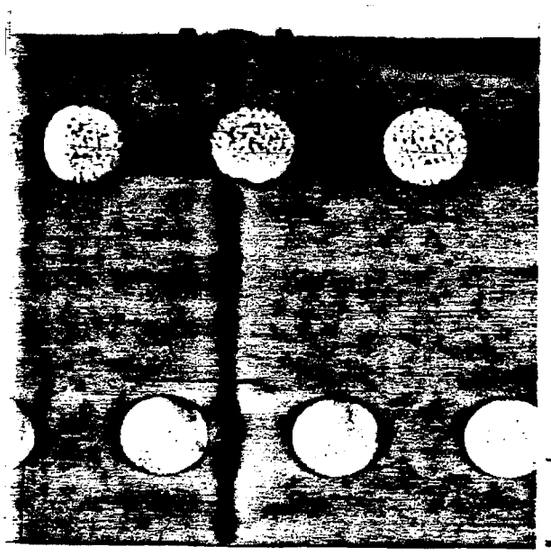
Kathie Vantrease
NOTARY PUBLIC

My Commission Expires: 6/8/97

0101187
IDENTIF. ◆ REFERENCE

95 SEP 18 AM 10:36
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

5085 09/18 0101 03CHECK 172.10



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

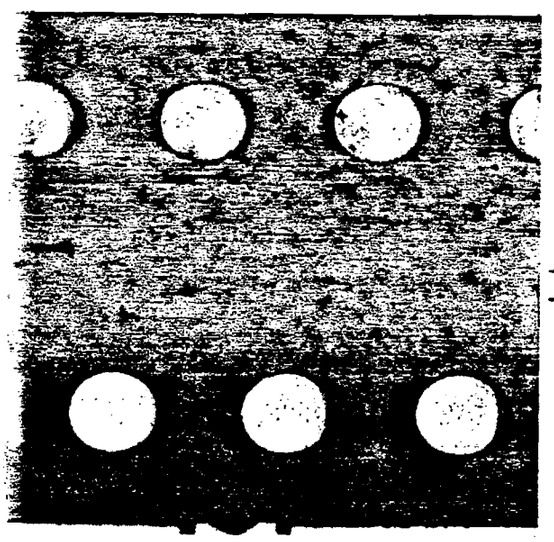
RECEIVED OF _____

FOR _____

BOOK 9797 PG 319

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 43000.00
CON TX 159.10
PRFEE 1.00
WDEED 12.00
TOTAL 172.10
CHECK 172.10
09/18/95 01 10:38 0001 5085

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0101187
IDENTIF. ✦ REFERENCE

95 SEP 18 AM 10:36
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 953936