BOOK 9903 PG 891

Box 58

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 257,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th DAY OF December, 1995

Notary Public

MY COMMISSION EXPIRES: 3b3 [illegible]
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

COMBOS & HIX, P. C., 315 Deaderick Street, Su. 1100, Nashville, TN 37238

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Georgia N. Haywood (NAME)	New Owner (NAME)	MAP 103-15-A
127 Postwood Place (ADDRESS)	(ADDRESS)	PARCEL 27
Nashville, TN 37215 (CITY) (STATE) (ZIP)	(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, Ann W. Birdwell-Dobson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Georgia N. Haywood

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:

Being Lot No. 27 on the Revised Plan of Postwood as of record in Plat Book 5200, page 104, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Ann W. Birdwell by deed from Citizens Bank of record in Book 8091, page 375, Register's Office for Davidson County, Tennessee.

The above legal description is the same as used on the prior Deed.

This conveyance is subject to 1995 taxes, paid, prorated and assumed by the Grantee(s) the day of closing; all matters as shown on the plan of record in Book 5200, page 104, restrictive covenants and by-laws of record in Book 5116, page 225, Book 5116, page 250, Book 5635, page 706, Book 5794, pag 68, and Book 5910, page 322, said Register's Office; assessment of homeowners association dues, if any; and any and all easements located on the premises.

NOTE: Ann W. Birdwell having since married is now known as Ann W. Birdwell-Dobson or Ann B. Dobson.

IDENTIF. & REFERENCE 0136552

95 DEC 29 PM 3:06
FELIX Z. [illegible]
DAVIDSON COUNTY, TN.

This is improved (X) unimproved ( ) property, known as 127 Postwood Place, Nashville, TN 37215
(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 28th day of December 19 95

Ann W. Birdwell-Dobson

Ann W. Birdwell-Dobson

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 Ann W. Birdwell-Dobson

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 28th day of December, 19 95.

Commission expires 3/23/96

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 _____.

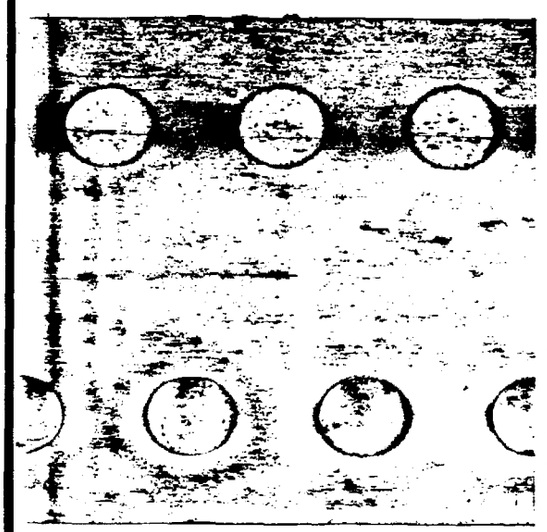
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

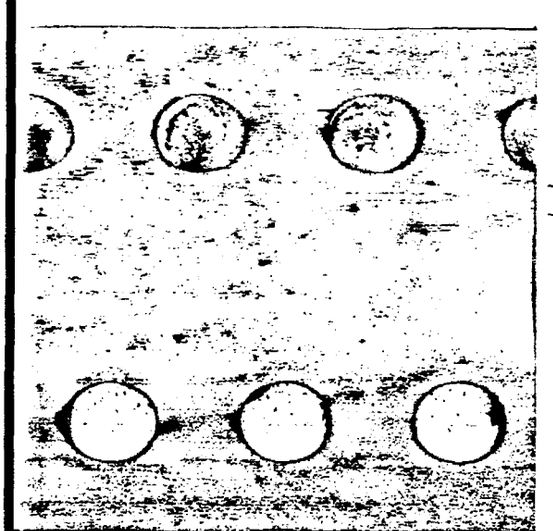
My commission expires _____

Notary Public

31.54 12/29 0101 03CHECK

961-75





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

RECEIVED OF _____

FOR _____

BOOK 9903 PG 893

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

MAMT 257500.00
MOR TX 952.75
ERR CO
MOR TX 952.75-
VOID
MAMT 257500.00-
CAMT 257500.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CON TX 952.75
PRFEE 1.00
WDEED 8.00
TOTAL 961.75
CHECK 961.75

0136552
IDENTIF. # REFERENCE

95 DEC 29 PM 3:06

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

12/29/95 01 15:06 0001 3164

No. 991544