FILE NO. 34309
FILE BOX "7"

FORM NO. WD-1

BOOK 10098 PG 110

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF June, 1996

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
HOWARD R. BIRDWELL et ux (NAME)	S A M E (NAME)	91-16-48
4601 Park Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	12W 920
Nashville, TN 37209 (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, JAMES N. JONES and wife, SARAH MARTIN JONES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HOWARD R. BIRDWELL and wife, CAROLYN C. BIRDWELL

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 part of Block "B" on the Map of Charlotte Parke Company's First Addition, as of record in Book 57, page 103, Register's Office for said county, described as follows:

BEGINNING at the southwest corner of Park, formerly First Avenue and 46th Avenue North, formerly 5th Street; thence southwardly, with the westerly margin of 46th Avenue North, 150 feet to the northerly margin of an alley; thence westwardly, with the northerly margin of said alley, 75 feet to the southeast corner of the property conveyed to the Trustees of the West Nashville Methodist Church by deed from Rhonda Lee Kennedy of record in Book 1115, page 32, said Register's Office; thence northwardly, with the easterly line of said church lot, 150 feet to the southerly margin of Park Avenue; thence with said Avenue eastwardly 75 feet to the beginning.

BEING the same property conveyed to James N. Jones and wife, Sarah Martin Jones by deed from Sarah Martin Jones of record in Book 4855, page 624, Register's Office for Davidson County, Tennessee and by deed from Mamie N. Martin of record in Book 4830, page 414, said Register's Office.

This is (unimproved / improved) X property, known as 4601 Park Avenue, Nashville, Tennessee 37209
(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 our hand s this 17th day of June, 19 96

JAMES N. JONES

SARAH MARTIN JONES

BOOK 10098 PG 111

STATE OF TENNESSEE
Davidson County

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named JAMES N. JONES and wife, SARAH MARTIN JONES

the bargainor S, 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 Nashville, Tennessee, this 17th day of June, 1996.

Commission Expires 7/25/98

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____, a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

0196453

IDENTIFICATION REFERENCE

96 JUN 25 PM 2:29

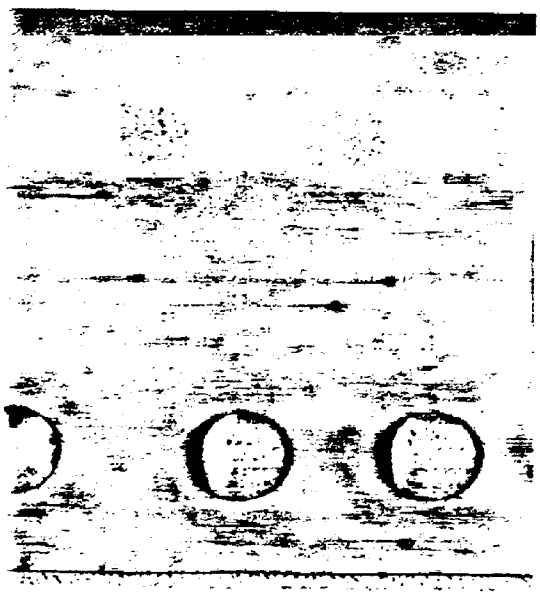
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED

FROM

TO

7535 06/25 0101 03CHECK 619.50



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

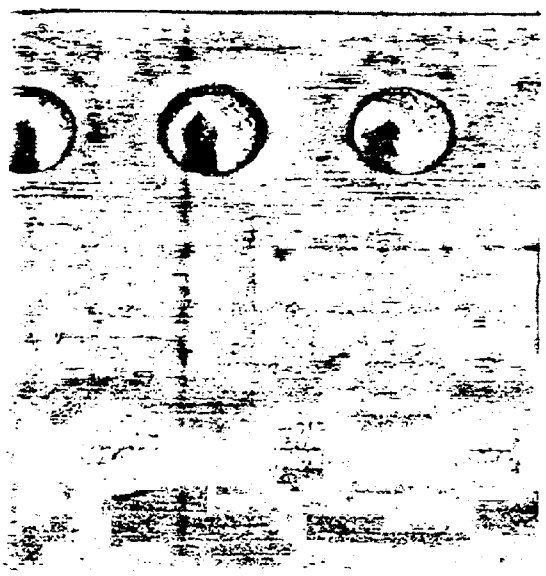
RECEIVED OF _____

FOR _____

BOOK 10098 PG 112

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 165000.00
CON TX 610.50
PRFEE 1.00
WDEED 8.00
TOTAL 619.50
CHECK 619.50

06/25/96 01 14:34 0001 7535

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0196453
IDENTIF. # REFERENCE

96 JUN 25 PM 2:29
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1055301