BOOK 10123 PG 900

This Instrument Prepared By: W. Kent Coleman, Attorney-at-Law, 14 Public Square North Murfreesboro, TN 37130, from information furnished by the parties.

Name & Address of New Owner:	Send Tax Statements To:	Tax Map & Parcel No.
Howard Birdwell	4601 Lark Ave	N=54 TN 37209
		91-15-136
Bennie Gaddis	SAME	

WARRANTY DEED

FOR AND IN CONSIDERATION the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **SHERILL PARNELL, unmarried**, has this day bargained and sold and does hereby transfer and convey unto **HOWARD BIRDWELL AND BENNIE GADDIS, equally as tenants in common**, their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

BEING the west 50 feet of the east 260 feet of the north part of Block 15 on the Map of the Realty Savings Bank & Trust Company's Revised Plan of the West Extension of Charlotte Park, as of record in Book 421, Page 18.

SAID part of said lot fronts 50 feet on the south side of Nevada Avenue and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Sherill Parnell of record in Book 7255, Page 709, in said Register's Office.

Possession will be given on or before July 17, 1996.

This conveyance is subject to all matters of record shown on Plat in Book 421, Page 18, in the Register's Office of Davidson County, Tennessee. This conveyance is subject to any and all existing easements and restrictions of record. This conveyance is subject to any and all zoning regulation, building restrictions and setback lines, if any, easements and rights-of-way for public utilities.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Howard Birdwell and Bennie Gaddis, their heirs and assigns, forever.

The undersigned covenants with the said Grantees that she is lawfully seized and possessed of said parcel of real estate, and that she has a good right to convey the same and that it is unencumbered, except as otherwise herein set out, and except for the lien of 1996 property taxes, which taxes shall be paid by the Grantees.

The undersigned further covenants and binds herself, her heirs and assigns, to forever warrant and defend the title to said real estate to the Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

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Witness our hands, this the 16th day of July, 1996.

Sherill Parnell
SHERILL PARNELL

STATE OF ~~TENNESSEE~~)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public in and for said County and State, Sherill Parnell, the within named 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 the 17th day of July, 1996.

Elaine S Hagan
Notary Public At Large

My Commission Expires:
25 Nov 97

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 66 000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me, this 17th day of July, 1996.

Elaine S Hagan
Notary Public

My Commission Expires:
25 Nov 97

C:\WP51\LEGAL\BIRDWELL.WD

6262 07/17 0101 03CHECK 253.20

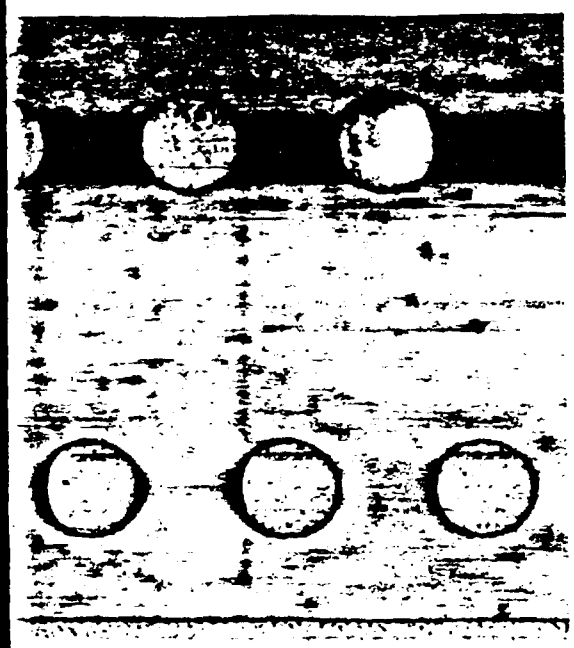
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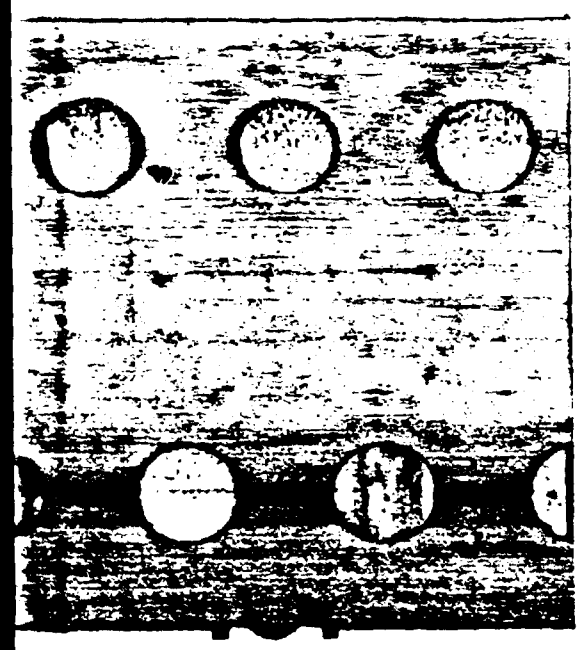
FELIX E. ... REGISTER
DAVIDSON COUNTY, TN.

96 JUL 17 PM 12:23

RECEIVED FOR REFERENCE

02045526





OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10123 PG 902

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 66000.00
CON TX 244.20
PRFEE 1.00
WDEED 8.00
TOTAL 253.20
CHECK 253.20

07/17/96 01 12:25 0001 6262

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0204526
IDENTIF. & REFERENCE

96 JUL 17 PM 12:23
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1063924