THIS INSTRUMENT PREPARED BY:
John M. Baird
WHITE & REASOR
3305 West End Avenue
Nashville, Tennessee 37203
File Box Number 42

ADDRESS NEW OWNERS:	PERSON RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NOS.:
Ansel L. Davis, Trustee 101 Abbottsford Drive Nashville, TN 37215	New Owner	117-13-B-128

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration, paid by ANSEL L. DAVIS, TRUSTEE, with full power to sell, convey and encumber without the joinder or disclosure of any beneficiary, hereinafter referred to as "Grantee," SUSAN RUDOLPH BIRDWELL, hereinafter referred to as "Grantor," has this day bargained and sold and does hereby transfer and convey unto the said Grantee, his successors and assigns, certain real estate in Davidson County, Tennessee, described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 101, on the Plan of Abbottsford, as shown on plat of record in Plat Book 6250, pages 418-421, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
>
> BEING the same property conveyed to Susan Rudolph Birdwell, by deed of record in Book 9208, page 657, Register's Office for Davidson County, Tennessee.

This is improved property known as 101 Abbottsford Drive, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD, the said real estate, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, his successors and assigns, forever. Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for (i) 1996 taxes, a lien, which are not yet due and payable; (ii) Quitclaim Deed for Common Areas to Abbottsford Homeowner's Association of record in Book 7175, page 761, Register's Office for Davidson County, Tennessee; (iii) covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 6478, page 177, Register's Office for Davidson County, Tennessee, and in any allied instrument(s) referred to in said restrictions; (iv) covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 6537, page 303, as amended in Book 8106, page 1, Book 8627, page 254, and Book 9381, page 876, Register's Office for Davidson County, Tennessee, and in any allied instrument(s) referred to in said restrictions; (v) Storm Water Detention Agreement of record in Book 6555, page 328, Register's Office for Davidson County, Tennessee; and (vi) Water Line Easement(s) as set forth in instrument recorded in Book 1037, page 572, and Book 1286, page 690, Register's Office for Davidson County, Tennessee.

Grantor further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to said real estate to said Grantee, his successors and assigns, against the lawful claims of all persons whomsoever.

Don C. Birdwell, Jr., spouse of the Grantor, joins in the execution of this deed to convey, and does hereby quitclaim and convey unto Grantee all of the right title and interest of Don C. Birdwell, Jr., in and to the above described real property, whether by virtue of his marriage to Grantor, or otherwise.

IN WITNESS WHEREOF, Grantor and her spouse have executed this General Warranty Deed on this 1st day of August, 1996.

Susan Rudolph Birdwell

Don C. Birdwell, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, JOHN M. BOND, a Notary Public for the State and County aforesaid, Susan Rudolph Birdwell, 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, at office, this 1st day of August, 1996.

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:

5-23-98

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, JOHN M. BOND, a Notary Public for the State and County aforesaid, Don C. Birdwell, Jr., 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, at office, this 1st day of August, 1996.

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:

5-23-98

0213140
IDENTIF. ↑ REFERENCE

96 AUG -9 PM 12:30
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

BOOK 10152 PG 185

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $424,000.00.

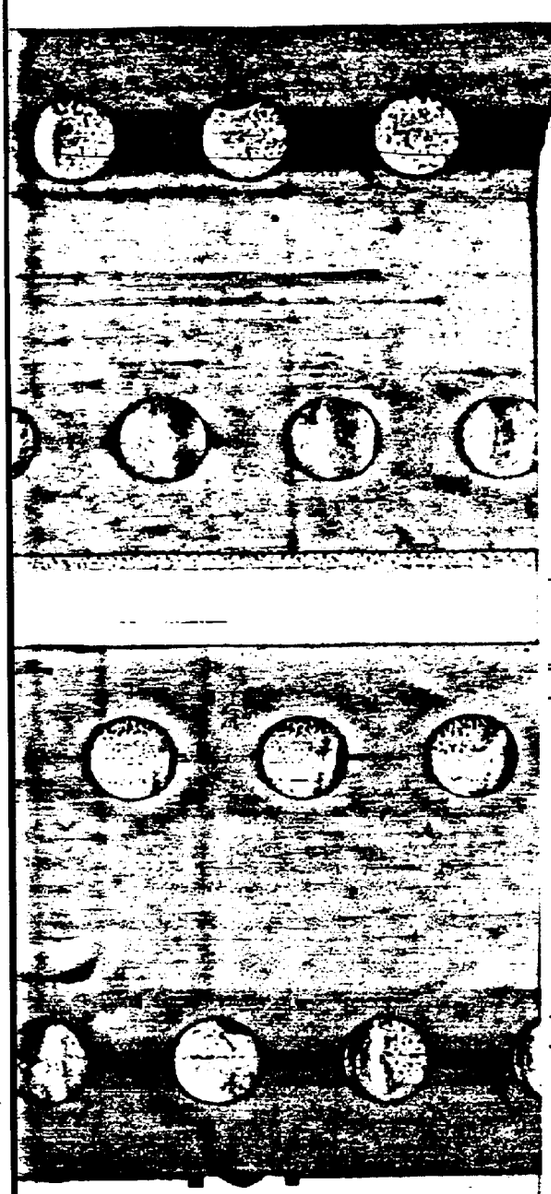
Richard S. Kenner Trustee
AFFIANT

Subscribed and sworn to before me this 7th day of August, 1996.

Steven L. Hurt
Notary Public

My Commission Expires:
3/21/98

5509 08/09 0101 03CHECK 1581.80



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

RECEIVED OF _____

FOR _____

BOOK 10152 PG 186

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	
				424000.00
			CON TX	1568.80
			PRFEE	1.00
			MDEED	12.00
			TOTAL	1581.80
			CHECK	1581.80
08/09/96	01		12:32 0001	5509

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0213140
IDENTIF. ↑ REFERENCE

96 AUG -9 PM 12:30

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.1018107