BOOK 10162 PG 19

PLEASE RETURN TO:
AMERICAN ESCROW COMPANY
105 HAZEL PATH, P.O. BOX 1755
HENDERSONVILLE, TN 37077

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF August, 1996

Notary Public K. J. Shelton

MY COMMISSION EXPIRES ~~3-07-98~~ 09/29/99

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AT

AMERICAN ESCROW COMPANY, 105 Hazel Path, P.O. Box 1733, Hendersonville, TN 37077

NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	MORTGAGEE: SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Joel Stanley Birdwell	Joel Stanley Birdwell	12-187 100 52224
(NAME) ~~8175 Old Springfield Hwy~~	(NAME) P. O. Box 1900	12-3 100 18125
(STREET ADDRESS OR ROUTE NUMBER) ~~Goodlettsville, TN 37072~~	(STREET ADDRESS) Tullahoma, TN 37388	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. 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,

Lori D. Atchley, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joel Stanley Birdwell, unmarried

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:

Tract 1:
Land situated in the 10th Civil District of Davidson County, Tennessee, and described as follows:

BEING Tract No. 1 as shown on a plat of Filson Property and more particularly described according to a survey by Michael P. Green, Surveyor 973, dated October 17, 1986, as follows:

BEGINNING at an iron pin corner to H.W. Everett on westerly side of Old Springfield Road; thence following said Road North 22 deg. 17 min. West 117.3 feet to a utility pole; thence North 21 deg. 41 min. West 489.85 feet to an iron pin and corner to Tract No. 2; thence South 67 deg. 35 min. West 678.5 feet to a metal fence post; thence South 17 deg. 25 min. East 541 feet to an iron pin set 1.0 feet North of 11 inch cedar; thence North 74 deg. 12 min. East 593.7 feet to an iron pin; thence North 67 deg. 11 min. East 129.0 feet to the point of beginning, containing 9.38 acres, more or less.

Included in the above description and included in this conveyance is the following description.

Land situated in the 10th Civil District of Davidson County, Tennessee, being Lot No. 1 of the Lori D. Atchley Lot of record in Plat Book 8250, Page 140, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Lori D. Atchley by Deed of record in Book 8431, Page 246, Register's Office for Davidson County, Tennessee.
This conveyance is subject to all restrictions and easements of record.

~~unimproved~~ XX
This is improved property, known as 8175 Old Springfield Hwy Goodlettsville, TN 37072
(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 19th day of August, 1996

Lori D. Atchley

BOOK 10162 PG 20

STATE OF TENNESSEE
County of Sumner

Personally appeared before me,
Lori D. Atchley, unmarried
with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of August, 19 96

Commission expires September 25, 1999

K. J. Shelton
Notary Public

PUBLIC
AT
LARGE

STATE OF TENNESSEE
County of

Personally appeared before me,

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the _____ of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

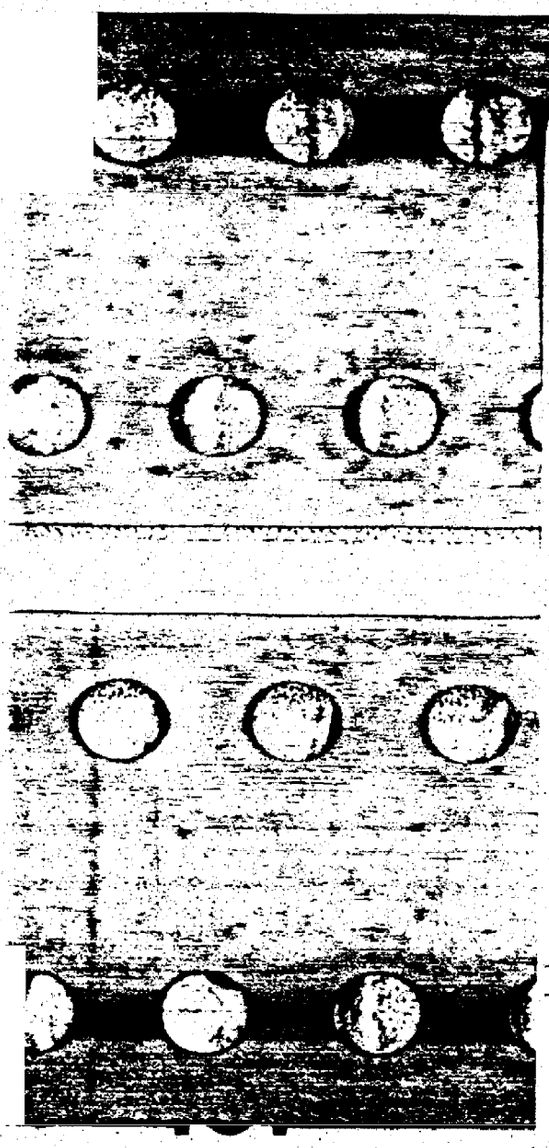
Witness my hand, at office, this day of 19

Commission expires

Notary Public

96 AUG 20 PM 2:15
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

9606 08/20 0101 03CHECK 194.00



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

RECEIVED OF _____

FOR _____

BOOK 10162 PG 21

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 50000.00
				CON TX 185.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 194.00
				CHECK 194.00
			08/20/96 01	14:16 0001 9006

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0216387
IDENTIFYING REFERENCE

96 AUG 20 PM 2:15
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1021569