THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075

OUR FILE NUMBER: 5939

BOOK 10317 PG 329

MAP/GROUP/PARCEL
033-05-0/007.00

NEW OWNER'S NAME AND ADDRESS:
David T. Duer
319 Trails Circle
Nashville, TN 37214

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, we, Joseph Birdwell, and wife, Katherine J. Birdwell, hereinafter called Grantors, do hereby transfer and convey unto David T. Duer, unmarried, his heirs and assigns, hereinafter called Grantee, property described as follows:

LAND in Davidson County, Tennessee,

BEING Lot No. 7 on the Plan of Birdwell Subdivision, a plat of which is of record in Book 8250, Page 409, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said property.

BEING the same property conveyed to grantors herein by deed of record in Book 5694, Page 770, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantors covenant with grantee that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Joseph Birdwell

Katherine J. Birdwell

4030 01/13 0101 03CHECK 101.50

97 JAN 13 AM 9:28

FELIX E. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

0263423

STATE OF TENNESSEE
COUNTY OF SUMNER

BOOK 10317 PG 330

PERSONALLY appeared before me, the undersigned authority, Joseph Birdwell, and wife, Katherine J. Birdwell, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as their free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 9th day of January, 1997.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
2-3-98

SHELTON HATCHER NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE EXP. 2-3-98

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $25,000.00.

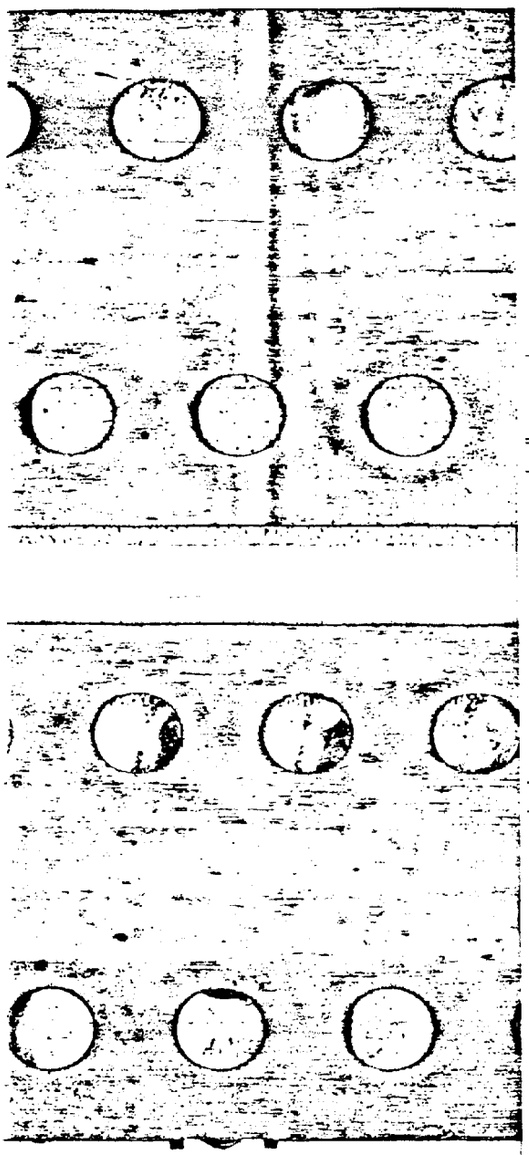
AFFIANT

Sworn to and subscribed before me, this the 9th day of January, 1997.

NOTARY PUBLIC

My Commission Expires:
2-3-98

SHELTON HATCHER NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE EXP. 2-3-98



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

RECEIVED OF _____

FOR _____

BOOK 10317 PG 331

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 25000.00
				CON TX 92.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 101.50
				CHECK 101.50
01/13/97	01			09:28 0001 4030

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0263423
IDENTIF. ◆ REFERENCE

97 JAN 13 AM 9:28
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1106545