43

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
BOOK 10353 PG 643

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 81,800.00

Callie W. Birdsong
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF February 19 97

Notary Public

MY COMMISSION EXPIRES: 1-27-2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

TAYLOR, PHILBIN, PIGUE, MARCHETTI, & BENNETT, One Eleven Union Street, Nashville, TN 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Callie W. Birdsong (NAME)	PNC Mortgage Corp. (NAME)	128-13-A-121C0
121 Westfield Drive (ADDRESS)	440 North Fairway Drive (ADDRESS)	09D79456
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Vernon Hills, IL 60061 (CITY) (STATE) (ZIP)	

FOR AND 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, Cathy M. Hixon and husband, Max B. Hixon, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Callie W. Birdsong, 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:

LAND in Davidson County, Tennessee, being Unit No. 121 of the Westfield Condominium (formerly The Hamlet), a horizontal property regime pursuant to the Plat of record in Plat Book 6250, Page 590, and revised in Plat Book 6250, Page 748, and as amended in Book 6831, Page 982, Register's Office of Davidson County, Tennessee, to which said Plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Cathy M. Reeder, an unmarried person, by deed from Ronald W. Bailey, a married person, and Ronald W. Bailey, Jr., an unmarried person, of record in Book 8880, Page 559, Register's Office for Davidson County, Tennessee. Cathy M. Reeder having since married and now known as Cathy M. Hixon.

This conveyance is subject to any and all existing restrictions and easements of record.

Max B. Hixon, Jr., husband of the said Cathy M. Hixon, joins in this conveyance for the purpose of conveying any and all right and title that he may now, or at any time in the future, have in subject property, especially his marital rights.

7828 02/19 0101 03CHECK 311-66

unimproved ( )
This is improved (X) property, known as 121 Westfield Drive, Nashville, TN 37221
(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 February 19 97

Cathy M. Hixon

Max B. Hixon, Jr.

BOOK 10353 PG 644

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cathy M. Hixon and husband, Max B. Hixon, Jr.

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 February 19 97

Commission expires 4-27-2001

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

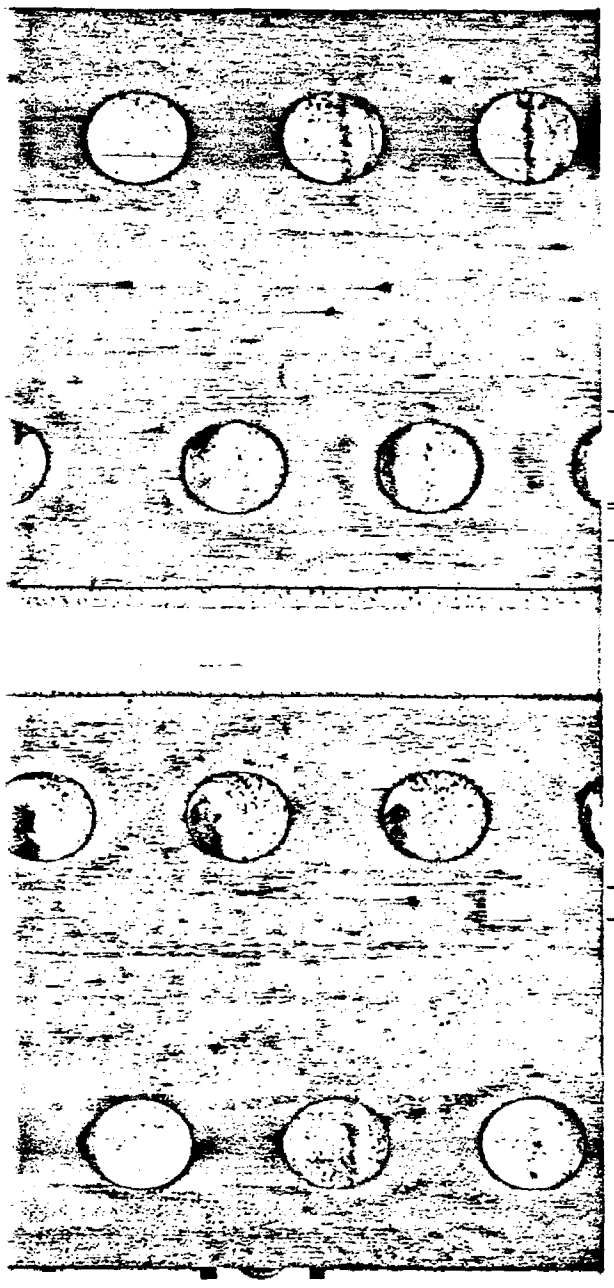
My commission expires _____

Notary Public

0274389

IDENTIF. & REFERENCE

07 FEB 19 PM 3:50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10353 PG 645

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	81800.00
			CON TX	302.66
			PRFEE	1.00
			WDEED	8.00
			TOTAL	311.66
			CHECK	311.66
02/19/97	01		15:52 0001	7828

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0274389
IDENTIFICATION REFERENCE

97 FEB 19 PM 3:50

FELIX Z. WILSON, II
DAVIDSON COUNTY, TENN.

No. 1118279