28

BOOK 10382 PG 703

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $80,000.00
Ronald K. McPherson
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
14TH DAY OF MARCH 19 97
Notary Public L. DYKE TATUM
MY COMMISSION EXPIRES: 7-26-97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Tatum & Jones, Suite 200, 2001 Charlotte Ave Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RONALD K. MCPHERSON	SAME	102-3-72
(NAME)	(NAME)	
5920 CHARLOTTE AVENUE		08DA 34040
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37209		
(CITY) (STATE) (ZIP)	(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, WALTER BRYAN BIRDWELL AND SUSAN ANNETTE BIRDWELL, THE HEIRS AT LAW OF WALTER BIRDWELL, JR.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RONALD K. MCPHERSON AND WIFE, EUNICE ANN MCPHERSON

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 Lot No. 1314 on the Plan of Charlotte Park, Section 18, of record in Book 3600, page 51, Register's Office for Davidson County, Tennessee.

SAID Lot No. 1314 fronts 75 feet on the northeasterly side of Continental Drive and extends back 152 feet on the northwesterly line and 115.5 feet on the southwesterly line, to a broken line in the rear on which it measures 89.2 feet.

BEING the same property conveyed to Walter Birdwell, Jr. and wife, Marjorie T. Birdwell by deed from Alvin W. Terrell & Son, Inc., of record in Book 3958, page 915, Register's Office for Davidson County, Tennessee. Marjorie T. Birdwell having predeceased Walter Birdwell, Jr. Walter Birdwell, Jr. has since died leaving Walter Bryan Birdwell and Susan Annette Birdwell as his sole surviving heirs at law.

SAID property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

unimproved ( )
This is improved (XX) property, known as 504 Continental Drive, Nashville, TN 37209
(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 14th day of March 19 97

Walter Bryan Birdwell
WALTER BRYAN BIRDWELL

Susan Annette Birdwell
SUSAN ANNETTE BIRDWELL

BOOK 10382 PG 704

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 Walter Bryan Birdwell and Susan Annette Birdwell, the Heirs at Law of Walter Birdwell, 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 14th day of March 19 97

Commission expires 7-26-97

I. DYKE TATUM 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

IDENTIF. # REFERENCE

97 MAR 18 AM 9:05

FELIX A. NELSON, REGISTER
DAVIDSON COUNTY, TN.

0283893

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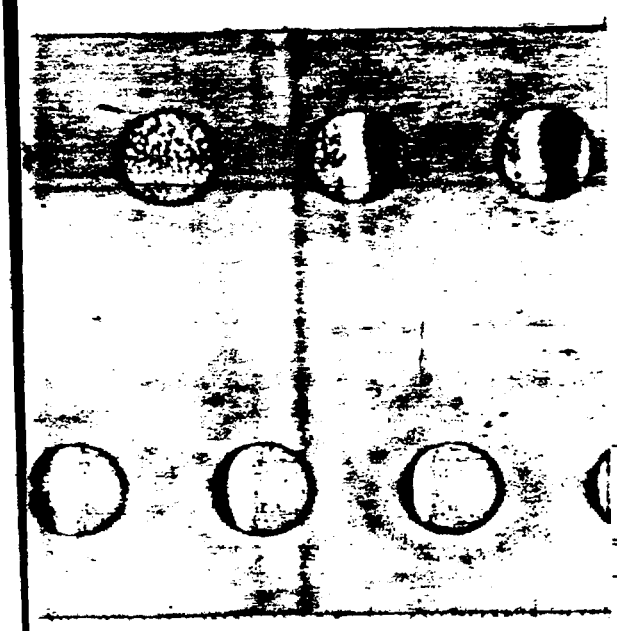
WARRANTY DEED

FROM

TO

RETURN TO:

8067 03/18 0101 03CHECK 305.00



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

RECEIVED OF _____

FOR _____

BOOK 10382 PG 705

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 80000-00
CON TX 296-00
PRFEE 1-00
WDEED 8-00
TOTAL 305-00
CHECK 305-00

03/18/97 01 09:06 0001 B067

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0283893
IDENTIF. ↑ REFERENCE

97 MAR 18 AM 9:05
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1128396