508

THIS INSTRUMENT WAS PREPARED BY

[illegible]

BOOK 10506 PG 469

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE WHICHEVER
IS GREATER FOR THIS TRANSFER IS $ [illegible]

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
24th DAY OF June 19 97

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Rick French	Wanda Hilliard Bird	MAP 104-09
(NAME)	(NAME)	
3631 West End Avenue	250 Dudala Lane	PAR 199
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37205	Loudon, TN 37774	
(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, Wanda Hilliard Bird

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rick French, an unmarried person

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. 6 and the west one-half of Lot No. 5 of Block "A" on the Map of Whitland Realty Company's Subdivision of record in Book 332, page 141, Register's Office for Davidson County, Tennessee.

Said lot No. 6 and part of said lot No. 5 adjoin and front together 150 feet on the southerly side of West End Avenue and run back between parallel lines 197.5 feet, more or less, on the east line of part of lot No. 5 and 200 feet on the west line of Lot No. 6, along the easterly margin of Craighead Avenue, to a dead line on which they measure 150.5 feet.

Included with this conveyance is the conveyance of the perpetual easement in and to the 10-foot driveway of the westerly 10 feet of the remaining portion of lot No. 5 (the part not conveyed) of Block "A" of Whitland Realty Company's Subdivision of record in Book 332, page 141, said Register's Office, said Easement being of record in Book 2495, page 537, said REgister's Office.

Being the same property conveyed to the William Hearst Hilliard by deed recorded in Book 4685, page 415, said Register's Office. The said William Hearst Hilliard has since died, leaving Wanda Hilliard as his sole heir-at-law. William Edgar Bird, spouse of Wanda Hilliard Bird, joins in this conveyance.

unimproved ( )
This is improved (X) property known as 3631 West End Avenue, Nashville, Tennessee 37205
(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 my hand this 24th day of June 19 97

Wanda Hilliard Bird
Wanda Hilliard Bird

William Edgar Bird
William Edgar Bird

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, [illegible], a Notary Public within and for the State and County aforesaid, personally appeared Wanda Hilliard Bird & William Edgar Bird

the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath(s) acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville Tennessee this 26th day of June 1997.

My commission expires 5-1-99

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

97 JUN 26 AM 11:55
FELIX E. DAVIDSON REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

0319966

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10506 PG 471

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

DYB 06/26 0101 03CHECK 2950.50

525000.00

CON TX 1942.50

WDEED 1008.00

TOTAL 2950.50

CHECK 2950.50

06/26/97 01 11:56 0001 7598

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03199966

IDENTIF. ↑ REFERENCE

97 JUN 26 AM 11:55

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

VOID

WDEED 1008.00-

PRFEE 1.00

WDEED 8.00

~~TOTAL 999.00-~~

~~CHECK 999.00-~~

06/26/97 01 11:57 0001 7599

DYY 06/26 0101 03CHECK 999.00-

TOTAL: $1,951.50

No.1167410