Return to
Law Offices of
William D. Castleman, P.C.
Suite 112, Glancy Square
110 Glancy Street
Goodlettsville, TN 37072 Box 47

Name & Address New Owner:
Jimmy A. Lance and wife,
Linda R. Lance
1509 Rivergate Meadows Drive
Goodlettsville, TN 37072

Send Tax Bills to:
Same as New Owner

BOOK 10632 PG 657

0355190

IDENTIF. & REFERENCE

97 OCT -3 AM 8:52

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

Tax Map and Parcel Nos.
Map 33- 5
Parcel 12

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100--- ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **WE, JOSEPH BIRDWELL AND WIFE, KATHERINE J. BIRDWELL,** the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto **JIMMY A. LANCE AND WIFE, LINDA R. LANCE,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land located in **DAVIDSON** County, Tennessee and being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of BIRDWELL SUBDIVISION, of record in Book 8250, Page 409, Register's Office for Davidson County, Tennessee to which plan reference is here made for a complete description thereof.

Being a part of the same property conveyed to Joseph Birdwell and wife, Katherin J. Birdwell by deed from Howell Clifton Tribble and wife, Emma Mai Tribble. of record in Book 5694, Page 770, Register's Office for Davidson County, Tennessee.

THIS IS UNIMPROVED PROPERTY KNOWN AS 233 Birdwell Court, Goodlettsville, TN 37072

TO HAVE AND TO HOLD the said tract or parcel of land together with all and singular easements, appurtenances, heriditaments, estate, title and interest thereto belonging or in any way appertaining to the said Grantees, their successors and assigns in fee simple forever.

GRANTORS do hereby covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered. This conveyance is made subject to all matters as may be set forth on the Plan of Birdwell Subdivision, of record in Plat Book 8250, Page 409, Register's Office for Davidson County, Tennessee. This conveyance is further subject to restrictive covenants as may be of record in the Register's Office for Davidson County, Tennessee.

GRANTORS do further covenant and bind themselves, their heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

Whenever 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 hands this the 1st day of October, 1997.

Joseph Birdwell

Katherine J. Birdwell

STATE TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared Joseph Birdwell and wife, Katherine J. Birdwell the herein bargainors, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee, this the 1st day of October, 1997.

Commission expires: 5/23/98

Notary Public

5755 10/03 0101 03CHECK 105.20

STATE OF TENNESSEE
DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $26,000.00.

Affiant

Sworn to and subscribed before me
this the 1st day of October, 1997.

Notary Public
My Commission expires: 5/23/98

THIS INSTRUMENT PREPARED BY:
DEANIE L. GREGORY, ATTORNEY
GREATER NASHVILLE TITLE & CLOSING CO.
223 Madison Street, S. 102
Madison, Tn 37115

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

RECEIVED OF _____

FOR _____ BOOK 10632 PG 659

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 26000.00
CON TX 96.20
PRFEE 1.00
WDEED 8.00
TOTAL 105.20
CHECK 105.20

10/03/97 01 08:52 0001 5755

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0355190
IDENTIF. # REFERENCE

97 OCT -3 AM 8:52
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1205099