BOOK 10639 PG 633

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

Mail

OUR FILE NUMBER: 6578

MAP/GROUP/PARCEL
033-00-0-184.00 p/o

NEW OWNER'S NAME AND ADDRESS:
MTR CONTRACTORS, A TENNESSEE PARTNERSHIP
2310 12TH AVENUE SOUTH
NASHVILLE, TN 37204

PROPERTY ADDRESS:
104 KATHERINE COURT
GOODLETTSVILLE, TENNESSEE 37072

SEND TAX BILLS TO:
NEW OWNERS

97 OCT -8 AM 10:54
FELIX Z. ALEXANDER REGISTER
DAVIDSON COUNTY, TN.

0357054
IDENTIF. & REFERENCE

7758 10/08 0101 03CHECK 105.20

WARRANTY DEED

NO TITLE SEARCH

THIS INSTRUMENT PREPARED WITH INFORMATION PROVIDED BY THE GRANTORS

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, I, Joel S. Birdwell, a single man hereinafter called Grantor, do hereby transfer and convey unto MTR Contractors, a Tennessee Partnership, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND in Davidson County, Tennessee,

Phase XX 2

BEING Lot No. 22 on the Plan of Birdwell Subdivision, a plat of which is of record in Plat Book 7900, Page 762, Register's Office for Davidson County, Tennessee, to which reference is hereby made for further description of said property.

The subject property is unimproved property commonly known as 104 Katherine Court, Goodlettsville, Tennessee.

BEING part of the same property conveyed to grantor herein by deed of record in Book 8317, Page 128, 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 grantees. Grantor covenants with grantees that he is 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.

GRANTOR further covenants and binds himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Joel S. Birdwell by Joseph Birdwell Attorney in fact
Joel S. Birdwell
BY: Joseph Birdwell, Attorney in Fact

BOOK 10639 PG 634

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Joel S. Birdwell by Joseph Birdwell, Attorney in Fact, with whom I am personally acquainted, and made oath that he as such Attorney in Fact with full power and authority so to do 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 25th day of September, 1997.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
4-15-2000

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF SUMNER

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

AFFIANT

Sworn to and subscribed before me, this the 25th day of September, 1997.

NOTARY PUBLIC

My Commission Expires:
4-15-2000

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONV
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

10/08/97 01 10:55 0001 7758

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0357054
IDENTIF. & REFERENCE
97 OCT -8 AM 10:54
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1207092