BOOK 10709 PG 960

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 26,000.00

Dayna Brain
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 3rd DAY OF December 19 97

Deanie A. Gregory
Notary Public

MY COMMISSION EXPIRES: May 23, 1998
(AFFIX SEAL)

mail

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney, 223 Madison Street, S. 102, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dayna Brown (NAME)	Same as New Owner (NAME)	MAP 33
506 Southgate Court (ADDRESS)	(ADDRESS)	GROUP 9
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	PARCEL 1

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, Joel S. Birdwell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dayna Brown

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. 24 on the Plan of Birdwell Subdivision, Phase Two, of record in Book 7900, Page 762, formerly known as part of Lot No. 1, Brasher Subdivision, of record in Plat Book 6050, Page 415, Register's Office for Davidson County, Tennessee, to which Plat references are hereby made for a more complete and accurate description.

BEING PART of the same property conveyed to Joel S. Birdwell, by Warranty Deed from Michael G. Brasher and wife, Phyllis A. Brasher, of record in Book 8317, Page 128, Register's Office for Davidson County, Tennessee.

THE SAID JOEL S. BIRDWELL IS THE SAME PERSON AS JOEL STANLEY BIRDWELL.

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN
97 DEC -5 AM 8:16

0376910

IDENTIFICATION REFERENCE

unimproved ( )
This is improved (X) property, known as 109 Katherine Court, Goodlettsville, TN 37072
(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 3rd day of December, 19 97

Joel S. Birdwell

by: Joseph Birdwell
Joseph Birdwell
Attorney-in-Fact

Power of Attorney of record in Book 9612, Page 53, Register's Office for Davidson County, Tenn.

BOOK 1070 PG 961

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 Joel S. Birdwell

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 3rd day of December 19 97.

Commission expires May 23, 1998

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of December, 1997, before me personally appeared Joseph Birdwell, to me known to be the person who executed the foregoing instrument on behalf of Joel S. Birdwell and acknowledged that he executed the same as the free act and deed of the said Joel S. Birdwell.

Witness my hand and official seal at Madison, Tennessee, this the 3rd day of December, 1997.

My Commission expires: 5/23/98

Diane L. Gregory
NOtary Public

7600 12/05 0101 02CHECK 105.20

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10709 PG 962

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

CKMT 2[illegible]
CO TX [illegible]
PRFEE 1.00
UCCED 8.00
TOTAL [illegible]
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 15.20
12/05/97 01 09:21 COC 7.00

0376910
IDENTIFICATION REFERENCE

97 DEC -5 AM 8:16

FELIX Z. WILSON
DAVIDSON COUNTY, TN.

No.1228410