BOOK 10860 PG 235

THIS INSTRUMENT PREPARED BY:
DEANIE L. GREGORY, ATTORNEY
223 MADISON ST., S. 102
MADISON, TN 37115

Name and Address New Owner:
Landmark Homes of Tennessee, Inc.
4175 Central Pike
Hermitage, TN 37076

Send Tax Bills to:
Same as New Owner

98 MAR 30 PM 2:35
FELIX A. ROSSI REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
041847S

Tax Map and Parcel Nos.
MAP NO. 33-5
PARCEL NO. 19

WARRANTY DEED

MAIL ENV

FOR AND IN CONSIDERATION of Ten and No/100--- ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee the receipt 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 **LANDMARK HOMES OF TENNESSEE, INC.**, hereinafter called the Grantee, its successors and assigns, all our right, title and interest in and to land located in **DAVIDSON** County, Tennessee and being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Birdwell Subdivision, as 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, Katherine J. Birdwell by Installment Deed from Howell Clifton Tribble and wife, Emma Mai Tribble, which deed is of record in Book 5694, Page 770, Register's Office for Davidson County, Tennessee.

THIS IS UNIMPROVED PROPERTY KNOWN AS 205 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 anywise appertaining to the said Grantee, its successors and assigns in fee simple forever.

GRANTORS do hereby covenant with the said Grantee 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 except for taxes for the year 1998 **which the Grantee herein agrees to pay.** This conveyance is made subject to restrictive covenants of record in Book 9597, Page 289, and Book 10655, Page 976, Register's Office for Davidson County, Tennessee and subject to notes, easements, setback lines, etc. as may be set forth on the Plan of BIRDWELL SUBDIVISION of record in Book 8250, Page 409, 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 Grantee, its 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 my hand this the 2nd day of March, 1998.

Joseph Birdwell

Katherine J. Birdwell

STATE TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Joseph Birdwell and wife, Katherine J. Birdwell, the bargainors, 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 contain

Witness my hand and official seal at Madison, Tennessee, on this the 2nd day of March, 1998.

My Commission expires:
5/23/98

Notary Public

2533 03/30 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 2nd day of March, 1998.

Notary Public
My Commission expires: 5/23/98

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10860 PG 237

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
03/30/98 01 14:37 0001 2533

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

041847S
IDENTIF. ↑ REFERENCE

98 MAR 30 PM 2:35
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1272804