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47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 82,900.00

Jessica A. Bir
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF October, 19 98

Notary Public

MY COMMISSION EXPIRES: 3/23/03
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

CASTLEMAN & GREENE, PLLC, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel C. Bir (NAME)	Tucker Federal Bank D/B/A Prime (NAME)	MAP 52-3
504 Kinsey Blvd. (ADDRESS)	P.O. Box 211788 (ADDRESS)	PARCEL 14
Madison, TN 37115 (CITY) (STATE) (ZIP)	Augusta, GA 30917-1788 (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, John W. Willard and wife, Melanie H. Willard

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Daniel C. Bir and wife, Jessica A. Bir

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. 31 on the Plan of East Madison Addition, not of record, described according to a survey made by A & A Engineer's, dated August 28, 1986, as follows:

Beginning at an iron pin located in the Westerly margin of Kinsey Boulevard being 305.4 feet North of the Northeast corner of the Paul S. Bell property as of record in Book 6096, Page 489, Register's Office for Davidson County, Tennessee; thence with the Westerly right-of-way margin of said Boulevard, Northerly 50 feet to an iron pin; thence leaving said margin Westwardly 150 feet to an iron pin; thence Southerly 50 feet to an iron pin; thence Eastwardly 150 feet to the point of beginning.

Being the same property conveyed to John W. Willard and wife, Melanie H. Willard by deed from Kathi J. Dunn and husband, Ronald W. Dunn, of record in Book 9397, Page 645, Register's Office for Davidson County, Tennessee.

050607
IDENTIF. ↑ REFERENCE

98 OCT 30 PM 2:33
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

0105 10/30 0101 03CHECK 317.73

unimproved ( )
This is improved (X) property, known as 504 Kinsey Blvd., Madison, TN 37115
(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 our hand S this 28th day of October, 19 98

X John W. Willard
John W. Willard

X Melanie H. Willard
Melanie H. Willard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John W. Willard and wife, Melanie H. Willard

the bargainor S, 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 contained. Witness my hand and official seal at Goodlettsville Tennessee, this 28th day of October, 19 98

Commission expires 3/23/02

Notary Public

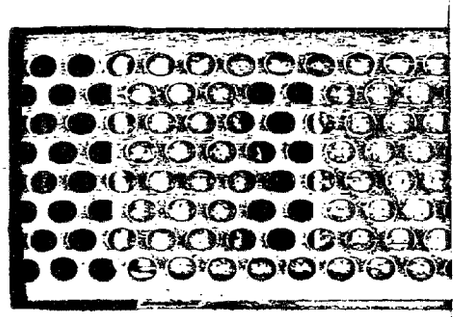
STATE OF TENNESSEE
COUNTY OF

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



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

RECEIVED OF _____

FOR _____

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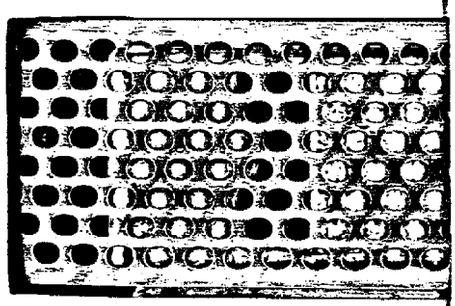
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 82900.00
CON TX 306.73
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 317.73
CHECK 317.73

10/30/98 01 14:33 0001 0105

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0506071
IDENTIF. ↑ REFERENCE

98 OCT 30 PM 2:33

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1365267