BOOK 11483 PG. 559

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
P. O. Box 904
303 Frances Street
Goodlettsville, Tennessee 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Gary K. Birdwell 1893 Springfield Hwy. Goodlettsville, TN 37072	Same as New Owner	Map 7 Parcel 123 Field Book 10D-21803 Parcel 124 Field Book 10D-21801

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, DENNIS WAYNE BIRDWELL, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto GARY K. BIRDWELL, hereinafter referred to as the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT I:
LAND in the 10th Civil District of Davidson County, Tennessee, as described in an unrecorded survey made by Charles R. Simmons on January 27, 1976, to-wit:

BEGINNING at a spike on the east margin of U.S. Highway 41 and in the center of a gravel road entering the Birdwell property; thence along said Highway North 25 deg. 10' West 660.0 feet to the southwest corner of the Lyles property; thence South 78 deg. East 740.00 feet to a point at the Birdwell east line fence; thence South 45 deg. West 625 feet to the beginning spike; containing 4.59 acres, more or less.

BEING the same property conveyed to Dennis Wayne Birdwell by deed from William Neal Birdwell, Gary Kevin Birdwell, Lori Dawn Birdwell and Lonnie Elizabeth Birdwell of record in Book 5766, Page 4, Register's Office for Davidson County, Tennessee.

INCLUDED in the above described tract but expressly EXCLUDED from this conveyance is property taken by the State of Tennessee in Book 7667, Page 505, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning at a point of intersection of the west margin of S.R. 11 (U.S. 41) and the north boundary of the Polly Mason property; thence with the north boundary North 75 deg. 39' East 385 feet more or less to a point; thence northwardly 80 feet more or less to a point; thence North 14 deg. 10' 15" West 62 feet more or less to a point; thence South 83 deg. 7' 26" West 191.64 feet to a point; thence North 34 deg. 51' 39" West 141.98 feet to a point; thence North 34 deg. 51' 39" West 583.36 feet to a point; thence South 83 deg. 10' West 79 feet more or less to a point in the existing margin of S.R. 11 (U.S. 41); thence southeastwardly with the said margin 863 feet more or less to the point of beginning and containing 3.784 acres and being part of the property conveyed by the Bank of Goodlettsville as Executor to Dennis W. Birdwell, of record in Book 5766, Page 4, Register's Office for Davidson County, Tennessee.

99 MAY 18 PM 1:54
BILL GARNER REGISTER
DAVIDSON COUNTY, TN.

0588339
IDENTIFICATION REFERENCE

TRACT II:
LAND in the 11th Councilmanic District of Davidson County, Tennessee, more accurately described according to a survey by Tommy E. Walker, dated February 6, 1990, as follows:

BEGINNING at an existing highway monument in the easterly margin of U.S. Highway 41; said monument being the most southwest corner to herein described tract; thence with said monument, North 33 deg. 49' 53" West, 648.41 feet to a set

iron pin; thence now leaving said margin, South 74 deg. 10' 06" East, 606.44 feet to a set iron pin; thence South 02 deg. 38' 37" West, 349.34 feet to a set iron pin; thence North 12 deg. 07' 38" West, 19.43 feet to a monument; thence South 77 deg. 33' 17" West, 210.21 feet to the point of beginning, containing 3.73 acres, more or less.

BEING the same property conveyed to Dennis Wayne Birdwell by deed from Cindy Elaine Birdwell of record in Book 10848, Page 467, Register's Office for Davidson County, Tennessee.

The property includes a 1971 Dolphin 12' X 60' mobile home, Serial No. 71-602-641, being underpinned with the wheels removed and forming a part of the property hereinabove described.

The property is known as 1837 and 1827 Springfield Hwy., Goodlettsville, TN 37072.

The legal descriptions, as hereinabove set forth, are the same as that contained in the previous Deeds of Record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever.

And the GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrants that the same is unencumbered, except for:

1. 1999 real property taxes, which are a lien but not yet due and payable, and which will be paid in full by the GRANTOR, when due.

And the GRANTOR does further covenant and bind himself, his heirs and personal representatives to warrant and forever defend the title to the said land unto the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

BARBARA BIRDWELL, wife of Dennis Wayne Birdwell, joins in this conveyance to convey any and all right, title or interest which she may have in the property, marital or otherwise, but she makes no warranties, whatsoever, concerning the said property or the title thereto.

WITNESS our hands on this the 14th day of May, 1999.

"GRANTOR"

Dennis Wayne Birdwell
DENNIS WAYNE BIRDWELL

Barbara Birdwell
BARBARA BIRDWELL

"GRANTEE"

Gary K. Birdwell
GARY K. BIRDWELL

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DENNIS WAYNE BIRDWELL and wife, BARBARA BIRDWELL, and GARY K. BIRDWELL, 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, at office, this the 14th day of May, 1999.

Diana C. Frey
NOTARY PUBLIC

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
My Comm. Expiers July 30, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $30,000.00.

Affiant

Sworn to and subscribed before me, this the 14th day of May, 1999.

NOTARY PUBLIC

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
My Comm. Expires July 30, 2001

MCLERKED 10:10 31/05 /454
12d.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

BOOK 11483 PG. 562

0588839

IDENTIFICATION REFERENCE

99 MAY 18 PM 1:54

BILL GARRETT
REGISTER
DAVIDSON COUNTY, TN.

CAPIT	30000.00
CON TX	111.00
PRFEE	1.00
MISC	12.00
CFEE	2.00
TOTAL	126.00
CK CK	126.00

13:57 0001 7494

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1462114