BOOK 11513 PG. 685

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

OUR FILE NUMBER: 8534

MAP/GROUP/PARCEL
033-05-0/021.00

NEW OWNER'S NAME AND ADDRESS:
Patti Lynn Whittaker
208 Birdwell Court, Lot #3
Goodlettsville, Tennessee 37072

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, we, Joseph Birdwell and wife, Katherine J. Birdwell, hereinafter called Grantors, does hereby transfer and convey unto Patti Lynn Whittaker, her heirs and assigns, hereinafter called Grantee, property described as follows:

LAND in Davidson County, Tennessee,

BEING Lot No. 3 on the Plan of Birdwell Subdivision, of record in Plat Book 8250, Page 409, Register's Office for said County, to which reference is hereby made for a more complete description of said property.

The subject property is unimproved property.

BEING a portion of the property conveyed to grantors herein by deed of record in Book 5694, Page 770, 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 grantee. Grantors covenant with grantee that they are 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.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Joseph Birdwell

Katherine J. Birdwell

0596093
INSTRUMENT REFERENCE

99 JUN -7 AM 8:35
REGISTER
DAVIDSON COUNTY, TN

5719 06/07 0101 03CHECK 118.30

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Joseph Birdwell and wife, Katherine J. Birdwell, with whom I am personally acquainted, and made oath that they 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 27th day of May, 1999.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
2/3/02

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $29,000.00.

Patti L. Whittaker
AFFIANT

Sworn to and subscribed before me, this the 27th day of May, 1999.

NOTARY PUBLIC

My Commission Expires:
2/3/02

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

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0596093

REGISTER'S OFFICE

99 JUN -7 AM 8:35

DAVIDSON COUNTY, TN

CAMT 29000.00
CON TX 107.30
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 118.30
CHECK 118.30

06/07/99 01 08:38 0001 5719

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1470215