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

OUR FILE NUMBER: 8533

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MAP/GROUP/PARCEL
033-05-0-001.00

NEW OWNER'S NAME AND ADDRESS:
Jamey L. Davis and
Jennifer D. Diehl
100 Katherine Court
Goodlettsville, Tennessee 37072

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, I, Joel S. Birdwell, a single man, hereinafter called Grantor, does hereby transfer and convey unto Jamey L. Davis, a single man, and Jennifer D. Diehl, a single woman, as tenants in common with right of survivorship, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND in the 2nd Civil District of Davidson County, Tennessee,

S#14 06/29 0101 03CHECK 528.63

BEING Lot No. 21 on the Plan of Birdwell Subdivision, Phase Two, of record in Plat Book 7900, Page 762, Register's Office for said County, to which reference is hereby made for a more complete description of said property.

The subject property is improved property commonly known as 100 Katherine Court, Goodlettsville, Tennessee 37072.

BEING part of the same property conveyed to grantor herein by deed of record in Book 8317, Page 128, 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 grantees. Grantor covenants with grantees that he is 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.

GRANTOR further covenants and binds himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Joel S. Birdwell by Joseph Birdwell Attn-fact.
Joel S. Birdwell
BY: Joseph Birdwell, Attorney in Fact

99 JUN 29 AM 8:48
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

06051111

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Joel S. Birdwell by Joseph Birdwell, with whom I am personally acquainted, and made oath that he as such Power of Attorney with full power and authority so to do executed the foregoing instrument as his 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

SHELTON HATCHER NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $139900.00.

AFFIANT

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

NOTARY PUBLIC

My Commission Expires: 2/3/02

SHELTON HATCHER NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

OFFICIAL RECEIPT

BILL GARRETT
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	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

060511

IDENTIF. & REFERENCE

99 JUN 29 AM 8:48

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	139900.00
CON TX	517.63
PRFEE	1.00
MDEED	8.00
CFEE	2.00
TOTAL	528.63
CHECK	528.63

06/29/99 01 08:53 0001 5414

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1483888