SHARON L. RINEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $78,000.00

Rita E. McCall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of August, 1999.

Sharon L. Riney
Notary Public

MY COMMISSION EXPIRES: 5-28-2003

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 4733 Andrew Jackson Parkway, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Rita E. McCall	First Franklin Financial Corporation	119-6-65
(NAME) 70 Elberta Street	(NAME) 2150 North First Street	
(ADDRESS) Nashville, TN 37210	(ADDRESS) San Jose, CA 95131	
(CITY) (STATE) (ZIP)	(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, **DAVID R. BIRDSONG AND WIFE, KATHERINE F. BIRDSONG**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RITA E. MCCALL AND BARBARA T. MCCALL, BOTH UNMARRIED, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, 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:

SEE ATTACHED EXHIBIT A

BOOK 11640 PAGE 499

unimproved ☐

This is improved ☒ property, known as 70 Elberta Street, Nashville, TN 37210
(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 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 my/our hand(s) this 20th day of August, 1999.

David R. Birdsong

Katherine F. Birdsong

3312 09/30 0101 03CHECK 303.60

MAIL FULL

0630074

REFERENCE

AUG 20 PM 2:07

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David R. Birdsong and wife, Katherine F. Birdsong, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hermitage , Tennessee this 20th day of August, 1999

Commission expires:

5-28-2003

Sharon L. Riney
Notary Public

SHARON L. RINEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

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EXHIBIT "A"

BEING Lot No. 1 and the Easterly 1.71 feet of Lot No. 2 on the Plan of Sterling Subdivision, Section 1, as of record in Book 1424, Page 97, Register's Office for Davidson County, Tennessee, more described, to-wit: BEGINNING at a point in the northerly margin of Elberta Street 1.71 feet west of the corner of Lots No. 1 and 2; thence parallel to the line of said lots, 150 feet to a point; thence eastwardly 70 feet to a point in the westerly margin of Boone Drive; thence with said Drive Southerly 130 feet to a point, being the beginning of a curve; thence westwardly around said curve 31.42 feet to a point in the northerly margin of Elberta Street; thence with said Street westwardly 50.0 feet to the point of beginning.

Being the same property conveyed to David R. Birdsong and wife, Katherine F. Birdsong by deed from Raymond L. Dewey and wife, Elfrieda Dewey of record in Book 5128, page 425, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11640 PAGE 502

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

CAMT	78000.00
CON TX	288.00
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	303.60
CHECK	303.60

08/30/95 01 14:07 0001 2316

0630074

MAIL TAX & REFERENCE

95 AUG 30 PM 2:07

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1510376