This instrument prepared by:

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BETTY HILL, A WIDOW

PICK-UP

TO . . . GENERAL WARRANTY DEED

Instr:200005160049213 Page: 1 OF 3
REC'D FOR REC 05/16/2000 11:57:05AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $608.65

BEVERLY BIRDSONG, ET AL

FOR AND IN CONSIDERATION of One Hundred Sixty Four Thousand Five Hundred and 00/100 Dollars ($164,500.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Betty Hill, a widow, have this day bargained and sold and do hereby sell, transfer and convey unto Beverly Birdsong, a single person and Margaret Birdsong, a widow, as joint tenants with right of survivorship, their heirs and assigns, in fee simple forever, the following described real estate:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-wit:

All of grantors right title and interest in Lot 7 on the Plan of Two Rivers, as of record in Book 3600, Page 65, Register's Office for said County.

Said Lot No. 7 fronts 41.45 feet on the easterly side of Stones River Court and extends back 180.2 feet, more or less, on the northerly line and 335.9 feet, more or less, on the southerly line to the Cumberland River, measuring 310 feet, more or less, thereon.

Being the same property acquired by Betty P. Hill by deed of record in Deed Book 7703, Page 595, Register's Office of Davidson County, to which reference is here made.

Map 74:13, Parcel 5 (Map-Parcel Numbers:3D54115)

This conveyance is made subject to a perpetual easement and right to flood premises, or such parts thereof as may be necessary as a result of operation of the Cheatham Lock and Dam Project on the Cumberland River, wit all other and additional rights as are fully set out in Deed of Flowage Easement from E.P. Radabaugh and wife, Cliffadeane Radabaugh, to United States of America, of record in book 2240, page 613, said Register's Office 50-ft. easement for public utilities and drainage across premises as shown on plan of record in book 3600, page 65, and set out in instrument of record in book 3795, page 799, said Register's Office: 40-ft. bldg. Setback line from Stones River Court, and conditions of owners certificate, as shown on plan of record in book, 3600, page 65, said Register's Office: and to restrictive covenants as set out in book 3793, page 125, said Register's Office.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEED OF RECORD.

TO HAVE AND TO HOLD said above described real estate, together with all improvements thereon and appurtenances thereunto belonging, unto the said Beverly Birdsong, a

single person and Margaret Birdsong, a widow, as joint tenants with right of survivorship, their heirs and assigns, in fee simple forever.

I COVENANT with said Grantees, their heirs and assigns, that I am lawfully seized and possessed of the above real estate, that I have a good and lawful right to sell and convey the same, and that the same is unencumbered, except as otherwise stated herein, and I bind myself, my heirs and representatives, to forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

POSSESSION passes with delivery of the deed, and the **TAXES** for the year 2000 will be prorated and thereafter assumed by the Grantees.

Dated: This the 15th day of May 2000.

Betty Hill

Betty Hill

STATE OF TENNESSEE
COUNTY OF GILES

Personally appeared before me, Betty Hill, a Notary Public of said County and State, Betty Hill, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office, this 15 day of May 2000.

Leslie Curry-Johns

Notary Public

My Commission Expires: 7/02/03.

LESLIE CURRY-JOHNSON NOTARY PUBLIC AT LARGE GILES COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF GILES

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $164,500.00, which amount is equal to or greater than the amount which property transferred would command at a fair and voluntary sale.

Margaret Birdsong

Affiant

Sworn to and subscribed before me on this 15 day of May 2000.

Leslie Curry-Johns

Notary Public

My commission expires: 7/02/03.

LESLIE CURRY-JOHNSON NOTARY PUBLIC AT LARGE GILES COUNTY, TENN.

New Owners:
Real property taxes will be paid by:

Name: Margaret and Beverly Birdsong
Address: 2528 Stones River Ct.
Nashville, TN. 37214

Mail deed to: Beverly Birdsong
2528 Stones River Ct.
Nashville, TN. 37214

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