File Box 51-A

Prepared by:
~~RECORD AND RETURN TO:~~
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **39184** ~~FILE BOX 51-A~~

Instr:200008100079449 Page: 1 OF 2
REC'D FOR REC 08/10/2000 1:38:03PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $795.50

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 4th DAY OF AUGUST, 2000.

Notary Public

MY COMMISSION EXPIRES: 5/28/02

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
Joseph P. Agee and wife Shannon B. Agee 1205 Alfred Drive Nashville, TN 37205	New Owner	102-14-116 8DZ 78468

FOR AND IN 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 **HOWARD R. BIRDWELL, a Married Person**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph P. Agee and wife Shannon B. Agee

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:

LAND in Davidson County, Tennessee, being Lot No. 4 on the Plan of The Marchetti Company Property as of record in Book 9700, page 213, Register's Office for Davidson County, Tennessee, to which plan reference is herein made for a more complete legal description.

BEING the same property conveyed to Howard R. Birdwell by deed from Todd Sneed and Jerry Harris of record instr: 20000321002864O, Register's Office for Davidson County, Tennessee. This is investment property and has never been the residence of Grantor nor his spouse.

Unimproved ( )
This is improved (X) property, known as **1205 Alfred Drive, Nashville, Tennessee 37205**
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 and 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 HAND THIS 4TH DAY OF AUGUST, 2000.

Howard Birdwell

HOWARD R. BIRDWELL

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 HOWARD R. BIRDWELL, A Married Person, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 4th day of August, 2000.

NOTARY PUBLIC

ALAN D. MAZE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 5/26/02

My Commission Expires MAY 26, 2002