WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/02/01 14:07 2pgs
Fees:11.00 Taxes:629.00

20010502-0044895

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 170,000.00

Affiant

DENISE BAKER NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF April 2001

Notary Public

MY COMMISSION EXPIRES: November 29, 2003 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

PROFESSIONAL TITLE & ESCROW CO, 101 SHEPHERD HILLS DRIVE, MADISON, TENNESSEE 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
FRED BIRDWELL (NAME)	SAME (NAME)	MAP 34-7A
615 GLENN CIRCLE (ADDRESS)	(ADDRESS)	PARCEL 17.00 CO
MADISON, TENNESSEE 37115 (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, ESTATE OF VIRGINIA THOMAS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FRED BIRDWELL AND WIFE, DOLORES BIRDWELL

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 Unit 17 on the Site Plan of Harbor Village, Phase I, of record in Book 6900, page 37, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Virginia Thomas, married by deed of record in Book 10313, page 16, Register's Office for Davidson County, Tennessee. The said Virginia Thomas having since died and having been preceeded in death by her husband, title being now vested in her sole surviving heirs at law, Quinnie Bush Harper, III and Richard Harper.

This is unimproved ( ) improved (X) property, known as 615 GLENN CIRCLE, MADISON, TENNESSEE 37115
(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 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 our hand s this 19th day of April 2001

ESTATE OF VIRGINIA THOMAS

By: Quinnie Bush Harper III
QUINNIE BUSH HARPER, III, HEIR AT LAW

By: Richard Harper
RICHARD HARPER, HEIR AT LAW

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 ESTATE OF VIRGINIA THOMAS by Dianne Bush Harper, PR and Richard Harper, Sole heirs at law of Virginia Thomas

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at MADISON, Tennessee, this 19th day of April, 2001.

Commission expires November 29, 2003

DENISE BAKER NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

Denise Baker
Notary Public

STATE OF TENNESSEE

COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public