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Davidson County DEEDWARR
Recvd: 06/13/06 15:34 3 pgs
Fees:18.00 Taxes:573.50
20060613-0070391

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
315 Deaderick Street, Suite 2700
Nashville, Tennessee 37238

GENERAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Gary Birdwell 136 Happy Valley Road Goodlettsville, TN 37072	Same	Map 6, Parcel 48

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, Michael A. Cantrell and Tammie L. Cantrell, for the purpose of conveying her marital interest in the property, if any (collectively, "Grantor") has bargained and sold, and by these presents transfers and conveys unto Gary Birdwell ("Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described on Exhibit A attached hereto.

The source of this description is the prior deed of record.

This is improved property known as 162 Happy Valley Road, Goodlettsville, TN 37072

Said property is conveyed subject to 2006 taxes, which are a lien but not yet due and payable.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, his heirs and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and bind himself and his heirs and representatives to warrant and forever defend the title to said land to Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

Whenever used, the singular shall include the plural and the plural the singular and the use of any gender shall be applicable to all genders.

WITNESS our hands this 12th day of June, 2006, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Michael A. Cantrell

Tammie L. Cantrell

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Michael A. Cantrell and Tammie L. Cantrell, the within named bargainors, 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, at office, this 12th day of June, 2006.

Notary Public

My Commission Expires: Sept 30, 2006

PAT McCLENDON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN My Comm. Exp. Sept. 30, 2006

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $155,000.00.

Affiant

Sworn to and subscribed before me this 12th day of June, 2006.

Notary Public

My Commission Expires: Sept 30, 2006

PAT McCLENDON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN My Comm. Exp. Sept. 30, 2006

EXHIBIT A

Land in the 10th Civil District of Davidson County, Tennessee, beginning at a stone on the south side of a road, corner to Jean and Raymond Ferguson in the line of Coggins, the most easterly northeast corner of this land; thence with said road, as follows: North 68 deg. West 3 poles, North 48 deg. West 9 poles, North 80 deg. West 4 poles to a stone on the bank of the branch at the bridge; thence South 48 deg. West 20 poles to a stone on the East side of the branch about 200 feet east of the Coggin residence; thence South 22 deg. East 6.2 poles to a stone; thence South 42 deg. 21.2 poles to an iron pipe on top of a ridge; thence North 89-1/2 deg. West 29.1 poles to an iron pipe; thence North 69 deg. West 15.3 poles to a stone; thence North 82-1/2 deg. West 38.3 poles to an iron pipe; thence North 84 deg. West 17.2 poles to a stone on top of the main ridge, corner to Coggin in the line of the Smiley Heirs; thence with the main ridge as follows; South 25 deg. West 21 poles to a stone; South 50-1/2 deg. East 28 poles to a stone; South 9-1/2 deg. West 13 poles to a stone, South 18 deg. East 24 poles to a stone; North 77 deg. East 29 poles to a stone, South 80 deg. East 24 poles to a stone, South 16-1/2 deg. East 51.3 poles to a stone, North 86 deg. East 25 poles to two Hickory trees, an old corner; thence with a new line North 9 deg. East 20.4 poles to a stone; thence North 1 deg. West 18.1 poles to a stone; thence North 7 deg. East 18.1 poles to a stone, corner to Jean and Raymond Ferguson; thence with their line as follows: North 6 deg. West 10.3 poles to a stone; North 8 deg. West 19 poles to a stone, North 45 deg. East 14.9 poles to a post; thence North 5 deg. East 23.5 poles to a post; North 85 deg. East 13.8 poles to a post; thence North 3 deg. West 5.2 poles to a stone; thence North 33-1/2 deg. East 8.7 poles to the beginning, containing 57.24 acres, by survey made by L.B. Petty, Surveyor, August 17, 1956.

BEING a portion of the property conveyed to Michael A. Cantrell, by Deed of record in Book 7681, page 423, Register's Office for Davidson County, Tennessee.

LESS AND EXCEPT that portion of subject property described in Book 10302, page 782 and Book 11475, page 141, Register's Office for Davidson County, Tennessee.