ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Robert D. Birdwell, single (NAME)	First & Mid-South Mortgage Company (NAME)	
2104 Riverside Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2568 (STREET ADDRESS)	72-11
Nashville, Tennessee 37216 (CITY) (STATE) (ZIP CODE)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP CODE)	138

WARRANTY DEED

For and in consideration of the sum of $10.00 -
TEN AND NO/100- DOLLARS

Cash in hand paid by Robert D. Birdwell, single, and other good and valuable consideration the receipt of which is hereby acknowledged, and the assumption of the unpaid principal balance of a certain indebtedness evidenced by a note dated May 24, 1974, in the original principal amount of $19,500.00, payable to First and Mid-South Mortgage Company, and secured by Deed of Trust executed by Shelby R. Boardman and wife, Brenda K. Boardman to Franklin G. Clark, Trustee of record in Book 4818, page 814, said Register's Office for Davidson County, Tennessee, which said unpaid balance of said indebtedness the said Robert D. Birdwell, single, does hereby assume and agree to pay, we

SHELBY R. BOARDMAN AND WIFE, MARY L. BOARDMAN

have bargained and sold, and by these presents do transfer and convey unto the said ROBERT D. BIRDWELL, SINGLE

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 134 on the Plan of Waters Place, of record in Book 332, pages 136 and 137, Register's Office for said County.

Said Lot No. 134 fronts 50 feet on the westerly side of Riverside Drive and runs back 160 feet between parallel lines to a 12 foot alley.

Being the same property conveyed to Shelby R. Boardman and wife, Brenda K. Boardman, by deed from Cletus Ray Smithson and wife, Gracie Smithson, of record in Book 4818, page 812, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Shelby R. Boardman by Quitclaim Deed from Brenda K. Boardman of record in Book 4856, page 59, Register's Office for Davidson County, Tennessee.

And I, Mary L. Boardman, present wife of the said Shelby R. Boardman, do hereby join in this conveyance for the purpose of conveying any and all right, title and interest which I may have in and to the above property, especially marital rights.

APR 12	CONV	22,000.00			
APR 12	S TAX		B* 57.20		
APR 12	PR FEE		B* .50		
APR 12	W DEED		B* 4.00	*	61.70

unimproved ( )
This is improved (X) property, known as 2104 (House Number) Riverside Drive (Street)
(P. O. Address) Nashville, Tennessee (City or Town) 37216 (Zip Code)

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.

Whenever 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 hands this 1st day of April, 1977.

Shelby R Boardman

Mary L Boardman

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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 Shelby R. Boardman and wife, Mary L. Boardman

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of April, 1977.

My commission expires August 20, 1979 Notary Public Floyd M. Pate

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 22,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Robert L. Buckwell

Sworn to and subscribed before me
this 1st day of April, 1977.

My commission expires August 20, 1979 Notary Public Floyd M. Pate

This instrument was prepared by:
FRANK P. REYNOLDS, ATTORNEY, 216 THIRD AVENUE, NORTH, NASHVILLE, TENNESSEE 37201

Name	Address

WARRANTY DEED

FROM

SHELBY R. BOARDMAN AND WIFE,

MARY L. BOARDMAN

TO

ROBERT D. BIRDWELL, SINGLE

D 98311

IDENTIFICATION REFERENCE

APR 12 1 06 PM '77

REGISTER
DAVIDSON CO. TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219