L.N. 34444

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
ROBERT W. BIRKHEAD, ETUX	COLONIAL MORTGAGE COMPANY	43-6-256
(NAME)	(NAME)	
285 Becklea Drive	P.O. Box 250C	11D60805
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, TN 37115	Montgomery, AL 36142-0001	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

BOOK 6367 PAGE 451

WARRANTY DEED

For and in consideration of the sum of TEN AND----------00/100 ($10.00)---------- DOLLARS

Cash in hand paid by the GRANTEES; ROBERT W. BIRKHEAD and wife, KATHY J. BIRKHEAD, and other good and valuable considerations, receipt of which is hereby acknowledged, including the agreement to assume the existing remaining balance due and owing to COLONIAL MORTGAGE COMPANY, secured by a Deed of Trust of record in Book 4805, page 567, Register's Office for Davidson County, Tennessee, to which reference is hereby made for complete terms and conditions;

WE, CARL F. ELLER, unmarried and
DEBORAH J. ELLER GILBERT and husband, ROY T. GILBERT

have bargained and sold, and by these presents do transfer and convey unto the said ROBERT W. BIRKHEAD and wife, KATHY J. BIRKHEAD

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. 229 on the Plan of MADISON PARK, SECTION 6, as of record in Book 4300, page 58, Register's Office for Davidson County, Tennessee, to which Plan is hereby referenced for a complete and accurate description thereof.

BEING the same property conveyed to CARL F. ELLER and wife, DEBORAH J. ELLER, by deed from James A. Reels and wife, Thelma J. Reels of record in Book 4805, page 565, Register's Office for Davidson County, Tennessee. (The said Carl F. Eller and wife, Deborah J. Eller, having since divorced).

Roy T. Gilbert joins in this conveyance to convey any marital rights which he may have in said property.

This is improved (XX) unimproved ( ) property, known as 285 (House Number) BECKLEA DRIVE (Street)
MADISON, TENNESSEE (City or Town) 37115 (Zip Code)
(P. O. Address)

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 22nd day of August, 19 84

Deborah J. Eller Gilbert — DEBORAH J. ELLER GILBERT

Carl F. Eller — CARL F. ELLER

Roy T. Gilbert — ROY T. GILBERT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CARL F. ELLER, unmarried, and DEBORAH J. ELLER GILBERT and husband, ROY T. GILBERT

the bargainor S, 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 MADISON, TENNESSEE, this 22ND day of AUGUST, 19 84.

My commission expires 07-18-87 Notary Public L. Arnette Burton

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 $ 41,349.87
This is equal to or greater than the property would bring at a fair and voluntary sale.

Robert W. Birkhead

Sworn to and subscribed before me
this 22ND day of AUGUST, 19 84.

My commission expires 07-18-87 Notary Public L. Arnette Burton

RETURN TO:	This instrument was prepared by:
WILLIAM D. CASTLEMAN, ATTORNEY	101 CUMBERLAND AVENUE MADISON, TN 37115
Name	Address

3135 08/27 113.85- CHECK

WARRANTY DEED

FROM CARL F. ELLER and

TO DEBORAH J. ELLER GILBERT

ROBERT W. BIRKHEAD, ETUX

KATHY J. BIRKHEAD

IDENTIF. REFERENCE

1 45 4 3 8

AUG 27 9 36 AM '84

REGISTER DAVIDSON COUNTY, TN

LAW OFFICES
WILLIAM D. CASTLEMAN
101 CUMBERLAND AVENUE
SUITE 100
MADISON, TENNESSEE 37115

AREA CODE 615
TELEPHONE 865-4750

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF ~~BOOK~~ 6367 ~~PAGE~~ 453

FOR

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	CO TX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MO TX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			41349.67- CAMT.	
			107.38 CSTAX	
			.50 PRFEE	
			6.00 MDELD	
			CHECK	113.88-
			5135A08/27/84 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

14543 8

IDENTIF. REFERENCE

AUG 27 9 36 AM '84

REGISTER OF DEEDS
DAVIDSON COUNTY, TN

No.0063822