FILE BOX "7"

BOOK 6715 PAGE 680 FILE NO. 17418

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,900.00

Sharon L Birdsong
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF NOVEMBER, 19 85.

Notary Public

MY COMMISSION EXPIRES: 1-10-88

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES R. BIRDSONG et ux	METROPOLITAN FEDERAL SAVINGS & LOAN	
(NAME) Lot 26B, Hickory Park Villas	(NAME) P. O. Box 110250	162-16
(STREET ADDRESS OR ROUTE NUMBER) 1223 Clubhouse Lane	(STREET ADDRESS)	
Antioch, Tennessee 37013	Nashville, Tennessee 37211	66
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, WE, I, MAXIE PATTON, Trustee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES R. BIRDSONG et ux SHARON L. BIRDSONG,

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. 26B, on the Plan of Hickory Park Villas, Section One, Zone Lot Division, Lots 21 through 31, as of record in Book 6250, page 314, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING part of the same property conveyed to Maxie Patton, Trustee, by Quitclaim Deed from Barry Zeitlin d/b/a BARRY ZEITLIN DEVELOPMENT COMPANY and wife, Linda Zeitlin, and Barry Zeitlin and wife, Linda Zeitlin, of record in Book 6644, Page 775, Register's Office for Davidson County, Tennessee.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to METROPOLITAN FEDERAL SAVINGS AND LOAN ASSOCIATION, of record in Book , page , Register's Office for Davidson County, Tennessee, and also that the escrow accountin connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

CHECK 1142 17.94

This is unimproved ( ) improved (X) property, known as Lot 26B, Hickory Park Villas, 1223 Clubhouse Lane, Antioch, TN. 37013
(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 my hand this 13th day of November, 19 85

Maxie Patton, Trustee by Barry Zeitlin, Attorney-In-Fact

MAXIE PATTON, Trustee

3405

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named MAXIE PATTON, Trustee

the bargainor_____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of November, 1985.

Commission Expires_____ Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this ____ day of _____, 19____.

_____ Notary Public

Commission Expires_____

WARRANTY DEED

FROM

MAXIE PATTON, Trustee

TO

JAMES R. BIRDSONG et ux

SHARON L. BIRDSONG

FELIX Z. ZEITLIN REGISTER DAVIDSON COUNTY, TN
NOV 22 | 15 PM '85

IDENTIFICATION REFERENCE

55264

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 13th day of November, 1985, before me personally appeared GARRY ZEITLIN, to be known to be the person who executed the foregoing instrument in behalf of MAXIE PATTON, Trustee, as his attorney-in-fact, and acknowledged that he executed the same as the free act and deed of the said MAXIE PATTON, Trustee, as though he personally had acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 13th day of November, 1985.

Janet S. Davis
NOTARY PUBLIC

My Commission Expires: 1-16-89

OFFICIAL RECEIPT

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

RECEIVED OF _____

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FOR _____

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			6590.00- [illegible]	
			171.34 [illegible]	
			.50 [illegible]	
			6.00 [illegible]	
			CHECK	177.84-
			9405A11/20/85 3NL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

55264

IDENTIFICATION REFERENCE

Nov 22 1 16 PM '85

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 194550