FILE BOX "7"

FILE NO. 17720

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON } BOOK 6770 PAGE 681

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,657.66

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF JANUARY, 19 86

Notary Public

MY COMMISSION EXPIRES: 8/7/89
(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
HOWARD BIRDWELL (NAME)	BANCPLUS SAVINGS ASSOCIATION (NAME)	
4429 Murphy Rd. (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 47524 (STREET ADDRESS)	104-1
Nashville Tn 37209 (CITY) (STATE) (P.O. ZIP)	San Antonio, Texas 78265-6016 (CITY) (STATE) (ZIP)	358

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, BRANDON McCARTER and wife, DEBRA McCARTER and JOYCE McCARTER,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HOWARD BIRDWELL and JERRY HARRIS,

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 Nos. 28 and 29 on the Plan of West End Park Terrace, as of record in Book 547, page 36, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Brandon McCarter and wife, Debra McCarter and Joyce McCarter by deed from Roland G. Guff and wife, Saundra L. Guff of record in Book 6150, Page 781, 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 DOMINION BANCSHARES MORTGAGE CORPORATION, of record in Book 6150, Page 784, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

unimproved ( )
This is improved (X) property, known as 417 St. Francis Avenue, Nashville, Tennessee 37205
(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 24th day of January, 19 86

BRANDON McCARTER

DEBRA McCARTER By

ATTY IN FACT.

JOYCE McCARTER

ATTY IN FACT.

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named BRANDON McCARTER

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 Nashville, Tennessee, this 24th day of January, 1986.

Commission Expires 10/19/86

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, ALAN D. MAZER, a Notary Public in and for the State and County aforesaid, personally appeared Brandon McCarter

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 Attorney-in-Fact of the Debra McCarter and Joyce McCarter ~~corporation~~, and that he as such Attorney-in-Fact, executed the foregoing instrument for the purpose therein contained, by signing the name of the parties ~~corporation~~ by himself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tn. this 24th day of Jan., 1986.

Commission Expires 10/19/86

Notary Public

NOTARY PUBLIC DAVIDSON CO. TN

3451 01/27 125.32- CHECK

7.17.92

WARRANTY DEED

FROM

BRANDON McCARTER et al

TO

HOWARD BIRDWELL et al

IDENTIFICATION REFERENCE

JAN 27 1 03 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

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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

45697.00- CONT.
110.00 CSTAX
.50 PRFEE
6.00 MDEED
CHECK 125.38-
946 A01/27/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.17.92

IDENTIFICATION REFERENCE

JAN 27 1 03 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 214124