FILE BOX 45

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 6930 PAGE 946

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 35,000.00

Sandra J. Birdwell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF July 1986

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

GREGORY M. GALLOWAY - 1161 Murfreesboro Road - Suite 316 - Nashville, TN 37217

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sandra J. Birdwell (NAME)	Homeland Mortgage Corporation (NAME)	MAP 118-4
2208 Klein Avenue (STREET ADDRESS OR ROUTE NUMBER)	BNA Corp. Ctr., Bg. 200, S-504 (STREET ADDRESS)	PARCEL 179
Nashville, TN 37211 (CITY) (STATE) (P.O. ZIP)	Nashville, TN 37217 (CITY) (STATE) (ZIP)	6DA25500

FOR AND 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, Ronald Johnson and wife, Donna Johnson and Randy Giles and wife, Susan Giles

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sandra J. Birdwell, unmarried

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.

BEING the westerly part of Lot No. 30 on the Plan of Rosedale Subdivision, as of record in Book 869, page 366, Register's Office for Davidson County, Tennessee. Said westerly part of Lot No. 30 fronts 50 feet on the easterly side of Klein Avenue, beginning at the southwest corner of said Lot on said Klein Avenue, being the northwest corner of Lot No. 29 in said plan of Rosedale Subdivision; thence with the easterly margin of Klein Avenue; northerly 50 feet to the southwest corner of Lot No. 31 of said subdivision; thence with the southerly margin of said Lot No. 31 easterly 130.85 feet to the northwest corner of the easterly part of Lot No. 30 of said subdivision, owned by Robert E. Lee; thence with the westerly margin of said easterly part of Lot No. 30 southerly 50 feet to the southwest corner of said easterly part of said Lot No. 30; thence westerly with the northerly margin of said Lot No. 29 133.47 feet to the beginning.

Being the same property conveyed to Ronald Johnson, a married person, and Randy Giles, a married person, by deed from Willie Mai Reed Robinson, unmarried, of record in Book 6804, page 601, said Register's Office.

2 5 4 5 1

IDENTIFICATION REFERENCE

Jul 28 2 55 PM '86

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (XX) property, known as 2208 Klein Avenue, Nashville, TN 37211
(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 heir 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 covey 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 hands this 24th day of July, 19 86

Donna Johnson

Ronald Johnson

Susan Giles

Randy Giles

BOOK 6930 PAGE 947

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 Ronald Johnson and wife, Donna Johnson and Randy Giles and wife, Susan Giles

the bargainor s, with whom I am personally acquainted/and who acknowledged that they (or proved to me on the basis of satisfactory evidenc executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 24th day of July, 19 96.

Commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted/and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) / (they) as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____

(or proved to me on the basis of satisfactory evidence)

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____

My commission expires _____

Notary Public

WARRANTY DEED

FROM

Ronald Johnson
Donna Johnson

Randy Giles TO
Susan Giles

Sandra J. Birdwell

RETURN TO:

METROPOLITAN ESCROW, INC.
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

GREGORY M. GALLOWAY
ATTORNEY-AT-LAW
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

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

RECEIVED OF _____

FOR _____

BOOK 6930 PAGE 948

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

350[illegible]
90.00
.50
6.00
CHECK 104.50-
3017A07/28/06 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

25451
IDENTIFICATION REFERENCE
Jul 28 2 55 PM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 276272