BOOK 6964 PAGE 862

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 58,900.00

Dannie K. Birchfield
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF August 19 86

Notary Public

MY COMMISSION EXPIRES: 7-17-89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILLIAM T. BERRY, ATTORNEY
413 Welshwood Drive, Suite 206, Nashville, Tennessee 37211

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DANNIE K. BIRCHFIELD, ET.UX (NAME)	COLWELL FINANCIAL CORPORATION (NAME)	148-10-0
3912 CREEKSIDE DRIVE (STREET ADDRESS OR ROUTE NUMBER)	700 WEST LIBERTY STREET (STREET ADDRESS)	Parcel 046.00
NASHVILLE, TENNESSEE 37211 (CITY) (STATE) (ZIP NO.)	LOUISVILLE, KENTUCKY, 40203 (CITY) (STATE) (ZIP)	05DU 44544

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, LARRY R. GROOM and wife, MARIE B. GROOM

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DANNIE K. BIRCHFIELD and wife, PATRICIA V. BIRCHFIELD

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 described as follows: to wit

Being Lot No. 176 on the Plan of Locustwood, Section V. as of record in Book 2663, page 43, Register's Office for said County, as follows:

Said Lot No. 176 fronts 79.99 feet on the easterly side of Creekside Drive and extends back 200.4 feet on the northerly line and 217.5 feet on the southerly line to a dead line measuring 68.6 feet thereon.

Being the same property conveyed to Larry R. Groom and wife, Marie B. Groom by deed from Thomas E. DuBois and wife, Wanda J. DuBois of record in Book 3570, page 605 Register's Office for Davidson County Tennessee.

This is unimproved (X) / improved ( ) property, known as 3912 Creekside Drive, 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 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 hands this 23 day of August, 19 86

Larry R. Groom — LARRY R. GROOM

Marie B. Groom — MARIE B. GROOM

INDIVIDUAL ACKNOWLEDGEMENT

State of Tenneesee

County of Davidson

Personally appeared before me, the undersigned, a Notary Public of said county, Larry R. Groom and wife, Marie B. Groom

the within named 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 purpose therein contained.

WITNESS my hand, at office, this 23rd day of August, 19 86

William D. Barbee
NOTARY PUBLIC

My commission expires:
07/17/88

CORPORATE ACKNOWLEDGEMENT

State of _____

County of _____

Before me, _____ of 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 President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

WITNESS my hand and seal, at office in _____, this _____ day of _____, 19____.

_____
NOTARY PUBLIC

My commission expires:

_____

WARRANTY DEED

FROM
LARRY R. GROOM and wife,

MARIE B. GROOM

TO
DANNY K. BIRCHFIELD and wife

PATRICIA V. BIRCHFIELD

RUSH

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Sep 2 8 46 AM '86

$

TEXAS TITLE & ESCROW CO. INC.
413 WELSHWOOD DRIVE
NASHVILLE, TENNESSEE 37211

IDENTIFICATION REFERENCE

37026

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

RECEIVED OF _____

FOR _____

BOOK 6964 PAGE 864

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

58900.00- CAMT.
164.92 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 171.42-
6290A09/02/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

37026

IDENTIFICATION REFERENCE

SEP 2 8 46 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 289222