Box 8 cg

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY, Attorneys**
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Charles D. Birmingham
107 Alton Road
Nashville, TN. 37205

MORTGAGEE:
First Federal Savings Bank of Tennessee
101 West Lincoln Street
Tullahoma, TN. 37388

MAP-PARCEL NUMBERS:
7DZ-32245
Map 129-8
Parcel 139

WARRANTY DEED

BOOK 7092 PAGE 354

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Gay D. Mitchell, unmarried hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Charles D. Birmingham and wife, Jane H. Birmingham hereinafter called the Grantee, Grantee's 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. 19, Block A on the plan of Highlands of Belle Meade, No. 2, 2nd Revision, of record in Book 1130, page 62, Register's Office for said County.

SAID Lot No. 19 fronts 100.00 feet on the southwesterly margin of Alton Road and extends back between parallel lines a distance of 200.00 feet to a dead line in the rear.

Being the same property conveyed to Gay D. Mitchell, unmarried by deed from W. Lipscomb Davis, III and wife, Kimberly Miller Davis of record in Book 6701, page 387, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

79084

IDENTIFICATION REFERENCE

Dec 31 6 38 PM '86

REGISTER'S OFFICE DAVIDSON COUNTY, TN

This is (~~an~~) improved property, known as 107 Alton Road, Nashville, TN. 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 24 day of December, 19 86.

Gay D. Mitchell

STATE OF ~~TENNESSEE~~ NEW YORK
COUNTY OF Queens

On this 24th day of December, 1986, before me personally appeared Gay D. Mitchell, unmarried, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as her free act and deed.

Notary Public, State of New York
No. 41-4967813
Qualified in Queens County
Certificate Filed in New York County
Commission Expires March 30, 1987

My Commission Expires:

Notary Public

SEAL

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7092 PAGE 355

Before me, the undersigned, 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 ___self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ___self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this ~~transfer~~ is $ 164,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 31st day of December, 1986.

My Commission Expires: 10-24-88

_____
Notary Public

WARRANTY DEED

from:
Gay D. Mitchell, unmarried

to:
Charles D. Birmingham and wife,
Jane H. Birmingham

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157
TN 26120

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

RECEIVED OF _____

FOR _____

BOOK 7092 PAGE 356

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

1643 .00- CAPT.
455.20 CSTAX
.50 PREC
6.00 WDEED
SUB % 465.70-
3949212/31/86 CAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

79084

IDENTIFICATION REFERENCE

Dec 31 6 38 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 29614