BOOK 7534 PAGE 507 file 27

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAXIDSONXXX } Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 116,000.00

Jimmy Clay Young
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th DAY OF April, 19 88

Judith Lynn Perkins
Notary Public

MY COMMISSION EXPIRES: 1/10/89
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Montgomery & Associates 215 Centerview Dr. Suite 150, Brentwood, TN 37027
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jimmy Clay Young (NAME)	First Federal Savings Bank of (NAME)	131-04-0
1142 Brookmeade Drive (STREET ADDRESS OR ROUTE NUMBER)	101 W. Lincoln Street (STREET ADDRESS)	219.00
Nashville, Tennessee 37204 (CITY) (STATE) (P. O. ZIP)	Tullahoma, TN 37388 (CITY) (STATE) (ZIP)	16DA 38673

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, James E. Birdwell, III, a married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jimmy Clay Young and Ginger Daneen Young, husband and wife

331.30

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 Lot No. 3 on the map of Duncanwood, as of record in Book 1424, page 139, said Register's Office to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James E. Birdwell, III by deed from Lorene D. Walker, a widow of record in Book 5911, Page 310, Register's Office, Davidson County, Tennessee. The said James E. Birdwell, III being a married man.

Kimberly K. Birdwell herein joins to convey any and all right and interest she may have; especially her marital rights.

This conveyance is subject to any and all existing easements of record.

27086

IDENTIFICATION REFERENCE

MAY 4 1 25 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is improved ( ) unimproved ( ) property, known as XX 1142 Brookmeade Drive, Nashville, Tennessee 37204
(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 this 29th day of April, 19 88

James E. Birdwell, III

Kimberly K. Birdwell

STATE OF TENNESSEE
Davidson County
~~Williamson~~

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James E. Birdwell, III, a married man and wife, Kimberly K. Birdwell

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 29th day of April, 19 88.

Commission expires 1/16/89

Notary Public

STATE OF TENNESSEE
Davidson County

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, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed 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 _____.

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

My commission expires _____

Notary Public

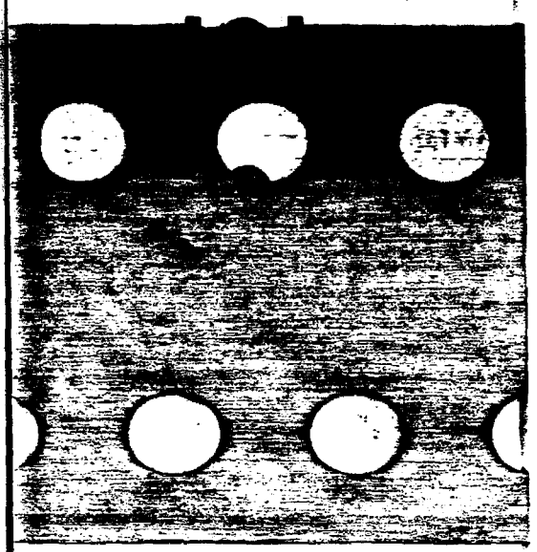
WARRANTY DEED

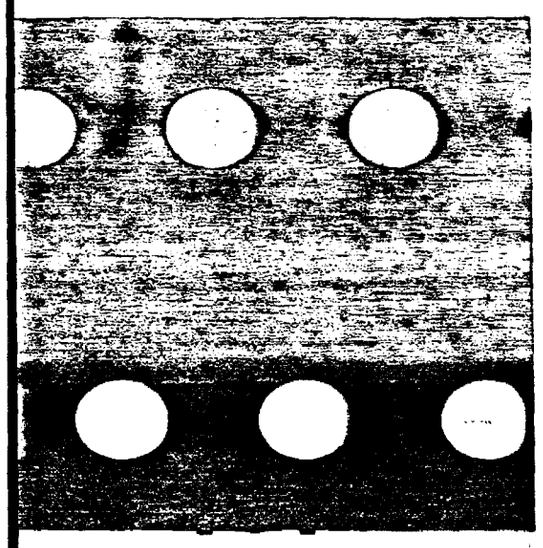
FROM

James E. Birdwell, III, a married man

TO

Jimmy Clay Young and wife, Ginger Daneen Young





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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

AMT	
	116000.00
CON TX	324.80
PRFEE	0.50
MTGFEE	6.00
TOTAL	~~331.30~~
[illegible]	~~331.30~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/04/88 01 13:25 0001 3085

270086

IDENTIFICATION REFERENCE

MAY 4 1 25 PM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 87359