BOOK

STATE OF TENNESSEE
COUNTY OF SUMNER }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 68,806.28

Robert Birkhead
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF August 19 89

Notary Public

MY COMMISSION EXPIRES December 29, 1990
(AFFIX SEAL)

## THIS INSTRUMENT WAS PREPARED BY

AMERICAN ESCROW COMPANY, 111 Hazel Path, P.O. Box 1733, Hendersonville, TN 37077
NAME ADDRESS

| ADDRESS NEW OWNER(S) AS FOLLOWS: | MORTGAGEE: | MAP-PARCEL NUMBERS |
|---|---|---|
| ROBERT BIRKHEAD | FIRST INVESTMENT COMPANY | 52-03-23 |
| 1301 Sixty (NAME) TERRACE<br>~~438 KINSEY BOULEVARD~~ | (NAME)<br>4300 EAST BROAD STREET | |
| (STREET ADDRESS OR ROUTE NUMBER)<br>MADISON , TN 37115 | (STREET ADDRESS)<br>COLUMBUS, OH 43216-0749 | |
| (CITY) (STATE) (P.O. ZIP) | (CITY) (STATE) (P.O. ZIP) | |

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, WILSON R. KILGORE AND WIFE, PATSY G. KILGORE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT BIRKHEAD AND WIFE, KATHY BIRKHEAD

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. 22 ON THE UNRECORDED PLAN OF EAST MADISON ADDITION, A SUBDIVISION OF THE NORTHERLY 25 ACRES OF THE STIDDUM LAND, ACCORDING TO A SURVEY MADE AND COMPLETED BY T. W. BRILEY, COUNTY SURVEYOR, ON OCTOBER 7, 1937.

SAID LOT NO. 22 FRONTS 50 FEET ON THE WESTERLY MARGIN OF KINSEY BOULEVARD AND EXTENDS BACK 140 FEET ON THE SOUTHERLY LINE AND 150 FEET ON THE NORTHERLY LINE TO A DEAD LINE WHICH MEASURES 50 FEET.

BEING THE SAME PROPERTY CONVEYED TO WILSON R. KILGORE AND WIFE, PATSY G. KILGORE BY DEED OF RECORD IN 7201, PAGE 676, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ALL RESTRICTIONS AND EASEMENTS OF RECORD.

AS PART OF THE CONSIDERATION HEREFORE IS THE GRANTEE'S ASSUMPTION OF THE DEED OF TRUST OF RECORD IN BOOK 7201, PAGE 679, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND UNPAID BALANCE OF THE NOTE THEREBY SECURED IN THE ORIGINAL PRINCIPAL AMOUNT OF $61,550.00, NOW PAYABLE TO FIRST INVESTMENT COMPANY, WHICH INDEBTEDNESS ROBERT BIRKHEAD AND WIFE, KATHY BIRKHEAD HEREBY ASSUME AND AGREE TO PAY IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF SAID NOTE AND DEED OF TRUST.

This is improved X / unimproved property, known as 438 KINSEY BOULEVARD , MADISON , TN , 37115
(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 August , 19 89

WILSON R. KILGORE: Wilson R. Kilgore

STATE OF TENNESSEE
County of SUMNER

BOOK 7923 PAGE 922

Personally appeared before me, WILSON R. KILGORE AND WIFE, PATSY G. KILGORE

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of August, 1989

Commission expires December 29, 1990

W. K. GEORGAS, JR.
Notary Public

STATE OF TENNESSEE
County of

Personally appeared before me,

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the _____ of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this day of 19

Commission expires

Notary Public

# WARRANTY DEED

FROM

WILSON R. KILGORE ETUX PATSY G. KILGORE

TO

ROBERT BIRKHEAD ETUX KATHY BIRKHEAD

PLEASE RETURN TO:
AMERICAN ESCROW COMPANY
P.O. Box 1733
Hendersonville, TN 37077

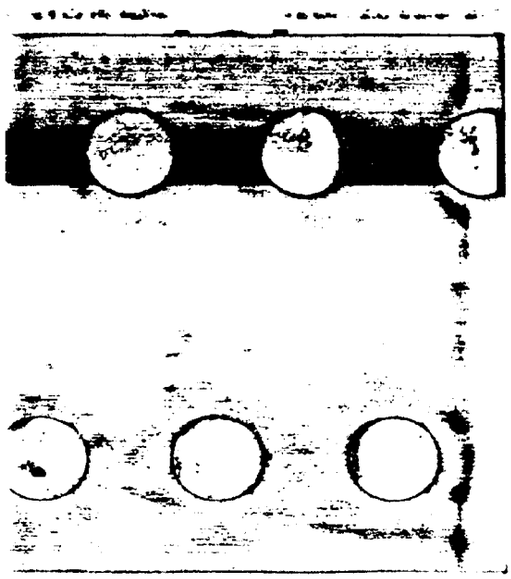
IDENTIFICATION REFERENCE

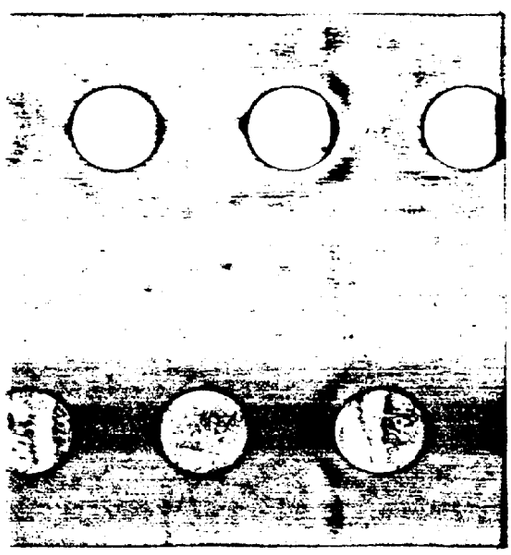
AUG 28 8 42 AM '89

DAVIDSON COUNTY, TN

6 1 1 2 8

9690 08/28 0101 03CHECK





**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 7923 PAGE 923

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

| | |
|---|---|
| CAMT | 68806.28 |
| CON TX | 227.04 |
| PRFEE | 1.00 |
| WDEED | 6.00 |
| TOTAL | 234.04 |
| CHECK | 234.04 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/28/89 01 08:44 0001 9690

6.1.1:2 8.

IDENTIFICATION REFERENCE

AUG 28 8 42 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 242904