Bof 53

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 148,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF FEBRUARY 19 90

Notary Public

MY COMMISSION EXPIRES: 1/23/93

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY
VICKY V. KLEIN, ATTORNEY — 405 Two Mile Pike — Goodlettsville, Tennessee 37072

NAME		ADDRESS
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO MORTGAGEE	MAP-PARCEL NUMBERS
ROBERT W. BIRKHEAD	COUNTRYWIDE FUNDING CORPORATION	MAP 063-05
(NAME)	(NAME)	
1525 NEELY'S BEND ROAD	155 N. LAKE AVE., P.O. BOX 7137	PARCEL 006.00
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
MADISON, TN 37115	PASADENA, CA 91109-7137	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, JAMES WILLIAM DILLARD AND WIFE, MARCIE ANN RICHARDS DILLARD

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

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Dillard Acres as shown on the plat recorded in Book 6200, page 578, Register's Office for said County, and described as follows, to-wit:

Beginning at the southwest corner of subject lot, a monument, corner to William J. Dillard and an 8 foot dedication on Neely's Bend Road; thence North 11 deg. 54' 06" West 115.00 feet with said right-of-way to a point; thence North 78 deg. 05' 54" East 349.66 feet with the southerly line of Lot No. 5 to a point in the line of said William J. Dillard et ux of record in Book 5883, page 698, said Register's Office; thence South 11 deg. 54' 06" East 130.70 feet with said Dillard's line to a monument; thence South 80 deg. 40' 11" West 350.01 feet with said Dillard's line to the beginning; containing 0.986 acres, more or less.

Being the same property conveyed to James William Dillard and wife, Marcie Ann Richards Dillard by quitclaim deed of record in Book 7258, page 702, Register's Office for Davidson County, Tennessee.

04068 IDENTIF. TREFERENCE FEB 15 9 41 AM '90 DAVIDSON COUNTY TN.

3109 02/15 0101 03CHECK 497.05

This is unimproved ( ) improved ( ) property, known as 1525 NEELY'S BEND ROAD 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 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 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 13TH day of FEBRUARY 19 90

James William Dillard
JAMES WILLIAM DILLARD

Marcie Ann Richards Dillard
MARCIE ANN RICHARDS DILLARD

BOOK 8046 PAGE 287

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 James William Dillard and wife, Marcie Ann Richards Dillard

the bargainor S, 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 Goodlettsville, Tennessee, this 13th day of February, 19 90.

Commission expires 1/23/93

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 (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of 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 _____.

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

My commission expires _____

Notary Public

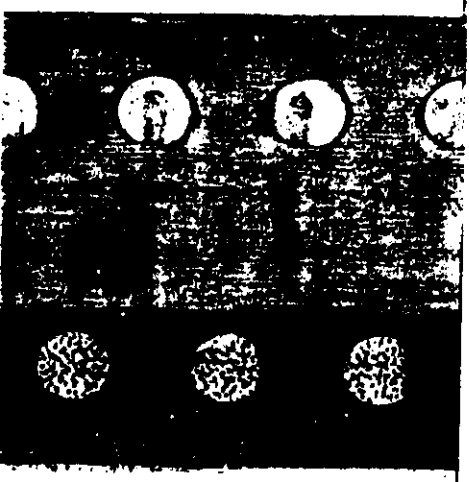
WARRANTY DEED
FROM

TO

RETURN TO:

EAST END TITLE & ESCROW, INC.
405 Two Mile Pike
Goodlettsville, Tennessee 37072





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

RECEIVED OF _____

FOR _____

BOOK 8046 PAGE 288

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
			CAMT	
				148500.00
			CON TX	490.05
			PRFEE	1.00
			WDEED	6.00
			TOTAL	497.05
			CHECK	497.05
02/15/90		01	09:39 0001	3109

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04068

IDENTIF. TREFERENCE

FEB 15 9 41 AM '90

FELIX Z. WILSON
DAVIDSON COUNTY TN.

No. 293104