Box 29

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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF May 19 90

Notary Public

MY COMMISSION EXPIRES: [illegible]

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
I. DYKE TATUM, Attorney
Suite 200, Arena Place, 2001 Charlotte Avenue, Nashville, Tennessee 37203

ADDRESS NEW OWNER (S) AS FOLLOWS	Mortgagee:	MAP-PARCEL NUMBERS
William A. Bird (NAME)	National City Mortgage Company (NAME)	132-16-113
410 Lynn Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 1820 (STREET ADDRESS)	06DU-23360
Nashville, TN 37211 (CITY) (STATE) (P.O.ZIP)	Dayton, Ohio 45401-1820 (CITY) (STATE) (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, Jeffrey J. Klein and wife, Cynthia K. Klein

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William A. Bird and wife, Jane Ellen Bird

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. 832 on the Plan of Caldwell Hall, Section Thirteen, of record in Book 3300, page 66, Register's Office for said County.

SAID Lot No. 832 fronts 82 feet on the northerly margin of Lynn Drive and extends back 164.08 feet on the westerly line and 152.75 feet on the easterly line to a broken line in the rear measuring 83.01 feet thereon.

BEING the same property conveyed to James H. Klein, Jr., Jeffrey J. Klein and Cynthia K. Simmons by deed from Harold R. Dyer and wife, Frances J. Dyer of record in Book 6378, page 697, Register's Office for Davidson County, Tennessee. James H. Klein, Jr. and Jeffrey J. Klein and Cynthia K. Simmons (now Cynthia K. Klein) having since executed a Quitclaim Deed conveying their interest in subject property to J. Phillip Jones, Trustee for the express purpose of making a reconveyance to Jeffrey J. Klein and wife, Cynthia K. Klein by deed record in Book 7174, page 271, said Register's Office.

The property herein conveyed is subject to restrictive covenants of record in Book 3400, page 226; Book 3435, page 357, and Book 3502, page 555, said Register's Office, and to the matters set forth in the above referenced plan of record.

It is understood and agreed that part of the consideration for the transfer of **

unimproved ( )
This is improved XX property, know as 410 Lynn 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 convenant 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 their hand, s this 18th day of May, 19 90

Jeffrey J. Klein

Jeffrey J. Klein

Cynthia K. Klein

Cynthia K. Klein

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, ~~the undersigned~~, a Notary Public in and for said County and State, the within named Jeffrey J. Klein and wife, Cynthia K. Klein

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 Nashville, Tennessee, this 18th day of May, 1990

Commission expires November 15, 1991

Notary Public

* or proved to me on the basis of satisfactory evidence.

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

* or proved to be on the basis of satisfactory evidence.

WARRANTY DEED

FROM
Jeffrey J. Klein and wife,
Cynthia K. Klein

TO
William A. Bird and wife,
Jane Ellen Bird

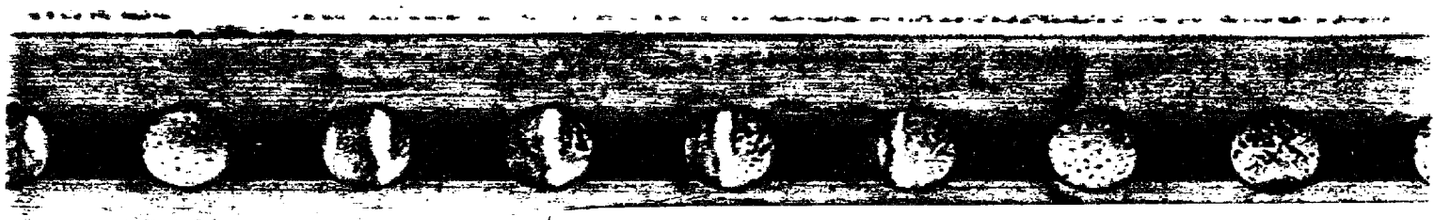
3309 05/21 0101 03CHECK 280.90

I. DYKE TATUM, Attorney
Suite 200, Arena Place
2001 Charlotte Avenue
Nashville, Tennessee 37203

this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 7174 page 273, said Register's Office, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

27650

MAY 21 11 25 AM '90



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

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 83000.00
CON TX 273.90
PRFEE 1.00
WDEED 6.00
TOTAL 280.90
CHECK 280.90

05/21/90 01 11:28 0001 3309

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

27650

IDENTIFICATION REFERENCE

MAY 21 11 25 AM '90

FELIX Z. WILSON, II REGISTER

No. 320738