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FORM NO. WD-1 REV. 10-86

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 35,235.31

Lynda Wagner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF December, 19 90

Notary Public

MY COMMISSION EXPIRES: 4-8-91

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Walt, Dyer & James, Attys.; One Burton Hills Blvd. #130; Nashville, TN 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	MORTGAGEE:	MAP-PARCEL NUMBERS
LYNDA WAGNER (NAME)	FLEET MORTGAGE CORPORATION (NAME)	
3313 Ironwood Dr. (STREET ADDRESS OR ROUTE NUMBER)	P. O. BOX 303 (STREET ADDRESS)	118-4
Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP)	Milwaukee, Wisconsis 53201 (CITY) (STATE) (ZIP)	179

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, I, SANDRA J. BIRDWELL, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LYNDA WAGNER, a single person

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 part of lot number 30 (the Westerly part) on the Plan of Rosedale Subdivision, as of record in Book 869, page 366, Register's Office for Davidson County, Tennessee.

Said westerly part of Rosedale Subdivision lot number 30 fronts 50 feet on the easterly side of Kline Avenue (Klein Avenue) beginning at the southwest corner of said lot 30 on Kline Avenue, being the northwest corner of lot no. 29 in said plan of Rosedale Subdivision; thence with the easterly mergin of Kline Avenue northerly 50 feet to the southwest corner of lot no. 31 of the same subdivision; thence with the southerly margin of said lot no. 31 easterly 130.85 feet to the northwest corner of the easterly part of lot no. 30 of said subdivision owned (at one time) by Robert E. Lee; thence with the westerly margin of said easterly part of lot no. 30, southerly 50 feet to the southwest corner of said easterly part of said lot no. 30; thence westerly with the northerly margin of said lot no 29 a distance of 133.47 feet to the beginning.

Being the same property conveyed to Sandra J. Birdwell by deed of record in Book 6930, page 946, said Register's Office.

As part consideration for this transaction, the grantee herein has agreed to assume the loan now held by Fleet Mortgage Corporation and secured by a deed of trust of record in Book 6930, page 949, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 2208 Kline Avenue; 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 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 my hand this 4th day of December, 19 90

Sandra J. Birdwell
Sandra J. Birdwell

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sandra J. Birdwell

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 4th day of December, 19 90

Commission expires 5-8-91

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ (his oath) (himself) with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ and _____ (they), 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

STATE OF TENNESSEE
Davidson County

On this _____ day of _____, 19____, 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 "attorney-in-fact" of _____ and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this _____ day of _____, 19____.

My commission expires: _____

_____
Notary Public

IDENTIF. REFERENCE

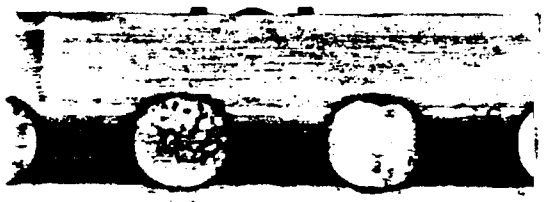
77703

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

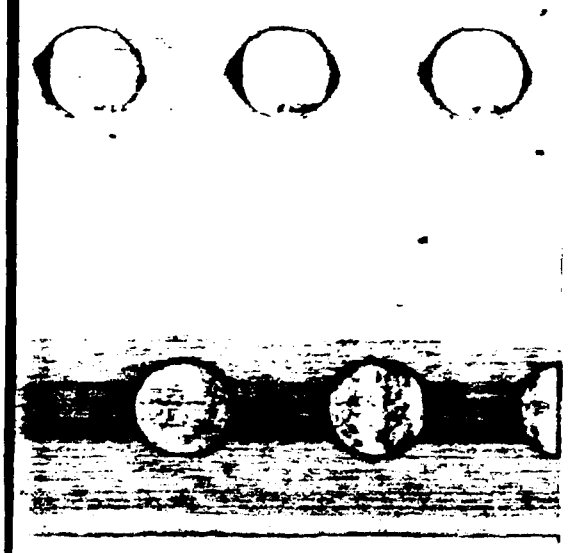
DEC 5 12 06 01 PM 90 CHECK

6976

123.16







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

CAMT 35235.31
CON TX 116.16
PRFEE 1.00
MDEED 6.00
TOTAL 123.16
CHECK 123.16

12/06/90 01 14:04 0001 6976

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

77703

IDENTIF. REFERENCE

DEC 6 2 04 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 379439