PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
240[illegible] Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (cb) (Title No: 30722)
Dav. Co. File: Box 8

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 73000.00

Walter B. Birdwell
Affiant

Sworn and subscribed before me this
[illegible]th day of April, 1991.

Notary Public

My Comm. Expires: 9/24/92

ADDRESS NEW OWNER:
Walter B. Birdwell
535 Starliner Drive
Nashville, TN 37209

MORTGAGEE:
First Republic Mortgage Corporation
6012 Wilmington Pike
Dayton, OH 45459

MAP-PARCEL NUMBERS
90-15-109 8DA-32914

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Patricia Ann Johnson, a single person,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Walter B. Birdwell and spouse, Cynthia D. Birdwell,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 1023 on the plan of Charlotte Park, Section Thirteen, of record in Book 2900, page 142 and 143, Register's Office for said County.

SAID Lot No. 1023 fronts 81.0 feet on the southwesterly margin of Starliner Drive and extends back 168.9 feet on the northwesterly line and 170.0 feet on the southeasterly line to a dead line in the rear, measuring 69.0 feet thereon.

BEING the same property conveyed to Patricia Ann Johnson by deeds from James Thomas Johnson and wife, Doris McNeil Johnson of record in Book 5558, page 124 and in Book 5562, page 51, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

07020

IDENTIF. REFERENCE

APR 16 11 52 AM '91

DAVIDSON CO. TENN.

5312 04/16 0101 03CHECK 247.90

This is improved property, known as: 535 Starliner Drive, Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 12th day of April, 1991.

Patricia Ann Johnson

Patricia Ann Johnson

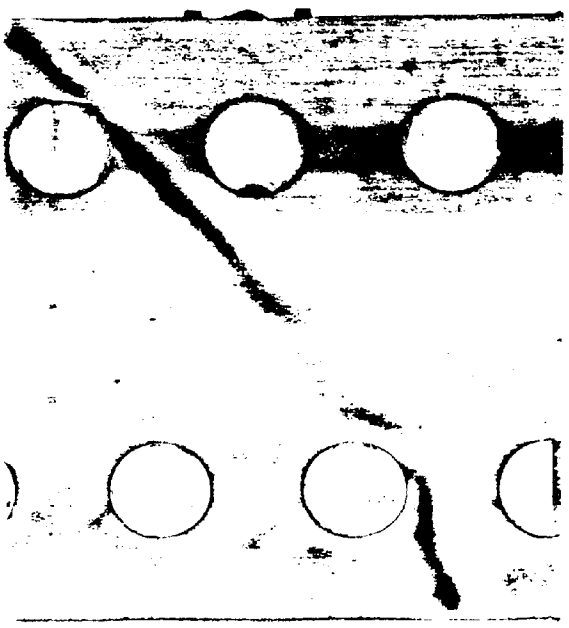
State of Tennessee
County of Davidson

On this 12th day of April, 1991, before me the undersigned authority, personally appeared Patricia Ann Johnson, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 9/24/92

Notary Public



OFFICIAL RECEIPT

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

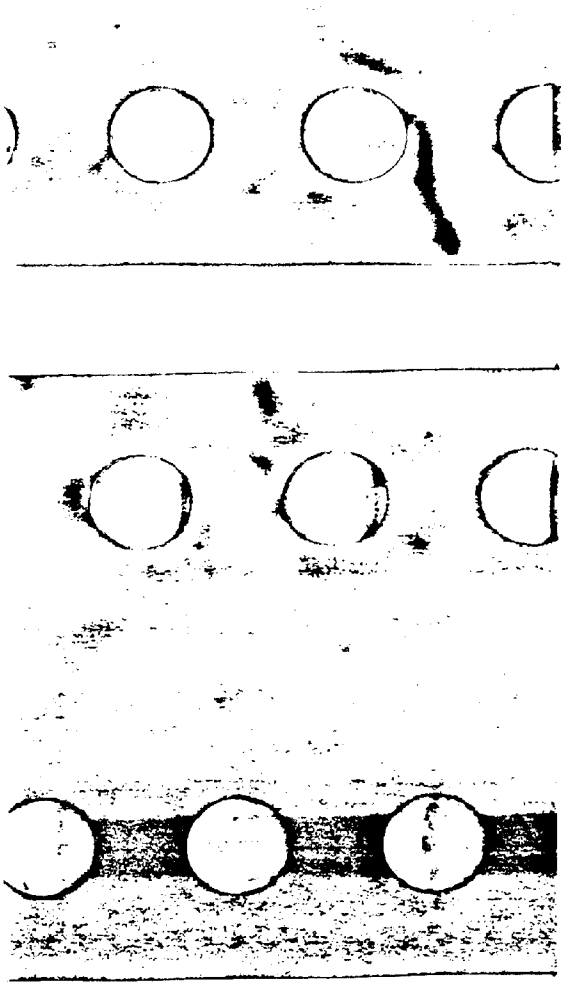
RECEIVED OF _____

FOR _____

BOOK 8331 PAGE 164

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 73000.00
CON TX 240.90
PRFEE 1.00
WDEED 6.00
TOTAL 247.90
CHECK 247.90

04/16/91 01 11:52 0001 5312

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07020

IDENTIF. REFERENCE

APR 16 11 52 AM '91

DAVIDSON COUNTY TN

No. 413360