mail

THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

ADDRESS NEW OWNER:

ROBERT W. BIRKHEAD ET UX
1525 NEELY'S BEND ROAD
MADISON, TN 37115

MAP/PARCEL NUMBER:

MAP 52-08
PARCEL 195

SEND TAX BILLS TO:

FIRST INVESTMENT COMPANY
P.O. BOX 749
COLUMBUS, OHIO 43216

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $74,257.80, THIS 26TH DAY OF NOVEMBER, 1991.

Robert W. Birkhead
AFFIANT

Subscribed and sworn to me this the 26TH day of NOVEMBER, 1991.

Denise C. Allen
Notary Public
My commission expires: 5-21-92

6.6967

Dec 5 9 10 AM '91

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, including a certain indebtedness from the Grantors, to First Investment Company, as evidenced by a Deed of Trust of record in Book 7061, page 820, Register's Office for Davidson County, Tennessee, the liability for which the Grantees hereby expressly assume and hold Grantors harmless from same, the receipt and sufficiency of which are hereby expressly acknowledged, WE, MICHAEL KAUFMAN ET UX, DEBBIE KAUFMAN, hereinafter referred to as GRANTORS, have this day bargained and sold, and do hereby transfer and convey unto the said ROBERT W. BIRKHEAD ET UX, KATHY BIRKHEAD, hereinafter referred to as GRANTEES, their successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of - GRANTORS in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is

attached hereto and incorporated herein by reference.

This is improved property known as 1108 SIOUX TERRACE, MADISON, TN 37115.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEES, their successors, heirs and assigns forever, WE covenant that WE ARE lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

WE further covenant and bind OURSELVES and OUR heirs and representatives, to warrant and forever defend the title to said GRANTEES, their successors, heirs and assigns, against the lawful claims of all persons.

WITNESS our hands this 26TH day of NOVEMBER, 1991.

MICHAEL KAUFMAN

DEBBIE KAUFMAN

ROBERT W. BIRKHEAD

KATHY BIRKHEAD

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL KAUFMAN ET UX, DEBBIE KAUFMAN, the within named bargainors, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 26TH day of NOVEMBER, 1991.

notary public

My commission expires: 5-11-92

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT W. BIRKHEAD ET UX, KATHY BIRKHEAD, the within named bargainors, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 26TH day of NOVEMBER, 1991.

notary public

My commission expires: 5-11-92

EXHIBIT 'A'

Being Lot No. 76 on the Resubdivision of Lots No. 55 & 56 on the Plan of Meadow Bend Subdivision, Section III, of record in Plat Book 6200, page 450, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Michael Kaufman et ux, Debbie Kaufman, by Warranty Deed from Wayne Grubbs and Jim Bale, d/b/a Century Services, a partnership, of record in Book 7061, page 817, Register's Office for Davidson County, Tennessee.

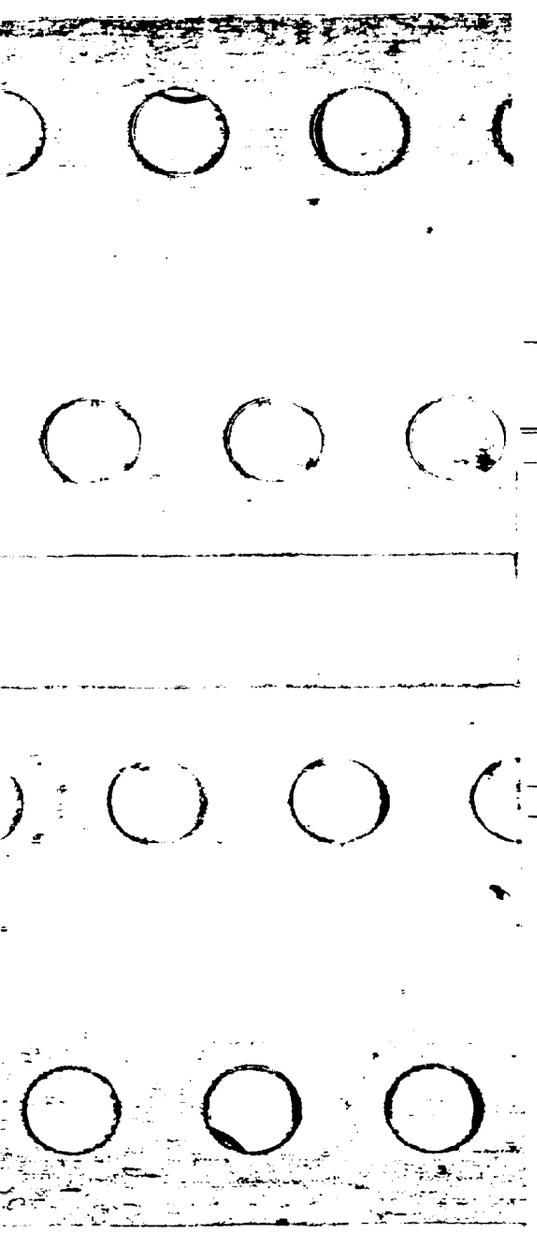
9550 12/05 0101 03CHECK 284.75

EXHIBIT 'B'

1. Real property taxes for 1991 and all future years.

2. All matters set forth on Plat of record in Book 6200, page 450, Register's Office for Davidson County, Tennessee, which shows a minimum building setback line as determined by Metro Zoning regulations, a 10-foot public utility and drainage easement along the rear line of said lot and a 2.5 X 25 foot utility anchor easement located on the northeast corner of said lot.

3. Deed of Trust from Michael Kaufman et ux, Debbie Kaufman, to Douglas R. Berry, Trustee, dated December 2, 1986, of record in Book 7061, page 820, Register's Office for Davidson County, Tennessee, to secure to First Investment Company the payment of one note dated December 2, 1986, in the original principal amount of $67,700.00, due and payable as set forth therein.



OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8501 PAGE 355

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	74257.80
			CON TX	274.75
			PRFEE	1.00
			TDEED	9.00
			ERR	CO
			TDEED	9.00-
			WDEED	9.00
			TOTAL	284.75
			CHECK	284.75
12/05/91	01	09:22	0001	9550

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

669967

RECEIVED FOR RECORD

DEC 5 9 18 AM '91

No. 482115