THIS INSTRUMENT PREPARED BY:

WATTS, UNDERWOOD & RUBENFELD, ATTORNEYS
2000 Richard Jones Road, Suite 150
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $84,500.00.

Julia J. Tate
Affiant

Subscribed and sworn to before me this 13th day of Feb, 1992.

Notary Public

My Commission Expires: 1-22-94

Address New Owner:	Send Tax Bills to:	Map & Parcel Nos.
JULIA J. TATE and BETTY H. JOBLIN 4413 Dakota Avenue Nashville, TN 37209	COUNTRYWIDE FUNDING CORPORATION 155 N. Lake Avenue Pasadena, California	Part of MAP 91-16 PARCEL 140 25W 01445

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of EIGHTY FOUR THOUSAND FIVE HUNDRED AND 00/100 ($84,500.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, I, **HOWARD R. BIRDWELL, married,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **JULIA J. TATE and BETTY H. JOBLIN, both unmarried, as Joint Tenants With Rights of Survivorship,** 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:

BEING Lot No. 312 of Block 16 on the Plan of Charlotte Park Company's First Addition to Nashville of record in Book 57, page 103, Register's Office for Davidson County, Tennessee.

SAID Lot No. 312 fronts 61.0 feet on the southerly side of Dakota, formerly 4th Avenue, and runs back between parallel lines with the easterly margin of 45th Avenue, North, formerly 4th Street, 150.0 feet to an alley.

BEING part of the same property conveyed to Howard R. Birdwell by deed from Louise Godwin Hime, a widow, of record in Book 8361, page 302, Register's Office for Davidson County, Tennessee.

CAROLYN BIRDWELL, spouse of Howard R. Birdwell, joins in this conveyance to convey any interest she may have in subject property, particularly any marital interest.

This is improved property known as 4413 Dakota Avenue, Nashville, Tennessee 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 GRANTEES, their heirs and assigns, forever.

GRANTOR COVENANTS with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been

prorated by the parties and assumed by Grantees.

2. Matters shown on Block 16 of the Plan of Charlotte Park Company's First Addition to Nashville, of record in Book 57, page 103, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds himself, his 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.

IN WITNESS WHEREOF I have hereunto set my hand on this the 13th day of February, 1992.

Howard R. Birdwell
HOWARD R. BIRDWELL

Carolyn Birdwell
CAROLYN BIRDWELL

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 CAROLYN BIRDWELL the bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of February, 1992.

Stanley B. Hazelwood
Notary Public

My Commission Expires:

4-13-92

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 HOWARD R. BIRDWELL, the bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of February, 1992.

Notary Public

My Commission Expires:

1-23-94

STATE OF TENNESSEE NOTARY PUBLIC PUBLIC

2179 02/19 0101 03CHECK 319.65

FEB 19 8 22 AM '92
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

85070



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8552 PAGE 629

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 84500.00
CON TX 312.65
PRFEE 1.00
WDEED 6.00
TOTAL 319.65
CHECK 319.65

02/19/92 01 08:22 0001 2179

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

85070

IDENTIFT REFERENCE

FEB 19 8 22 AM '92

DAVIDSON COUNTY, TN

No. 502739