FILE BOX 38
FIRST TITLE AND ESCROW COMPANY, INC.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY BOOK 9303 PAGE 433

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

No. 12399

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MATTHEW EDWARD DIEMER (NAME)	FIRST UNION NATIONAL BANK OF NORTH CAROLINA (NAME)	129-8
107 Alton Road (STREET ADDRESS OR ROUTE NUMBER)	150 Fayetteville Street Mall (STREET ADDRESS)	139
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	Raleigh, North Carolina 27601 (CITY) (STATE) (ZIP)	7dz 232245

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, CHARLES D. BIRMINGHAM AND WIFE, JANE H. BIRMINGHAM

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MATTHEW EDWARD DIEMER AND WIFE, PAMELA CARLSTROM DIEMER

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 19 Block "A" on the Plan of 2nd Revised Plan Highlands of Belle Meade No. 2 Blocks A, B, C & D, as of record in Plat Book 1130, page 62, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Charles D. Birmingham and wife, Jane H. Birmingham by deed from Gay D. Mitchell, unmarried of record in Book 7092, page 354, said Register's Office.

This conveyance is made subject to: (1) Taxes for 1994 which have been prorated and assumed by the Grantees; and (2) All matters appearing on the plan of record in Plat Book 1130, page 62, Register's Office for Davidson County, Tennessee.

35929
IDENTIF. & REFERENCE

94 APR -6 AM 10:39
REGISTER
DAVIDSON COUNTY, TN.

0647 04/06 0101 03CHECK 734.20

unimproved ( )
This is improved (XX) property, known as 107 Alton Road, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 31st day of March, 19 94

CHARLES D. BIRMINGHAM

JANE H. BIRMINGHAM

BOOK 9303 PAGE 434

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES D. BIRMINGHAM AND WIFE, JANE H. BIRMINGHAM with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 31st day of March, 19 94.

My commission expires 11/20/96 Notary Public

STATE OF
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained, and who further acknowledged that is the of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this day of , 19 .

My commission expires Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 196,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March, 19 94.

MY COMMISSION EXPIRES: 11/20/96
(AFFIX SEAL)

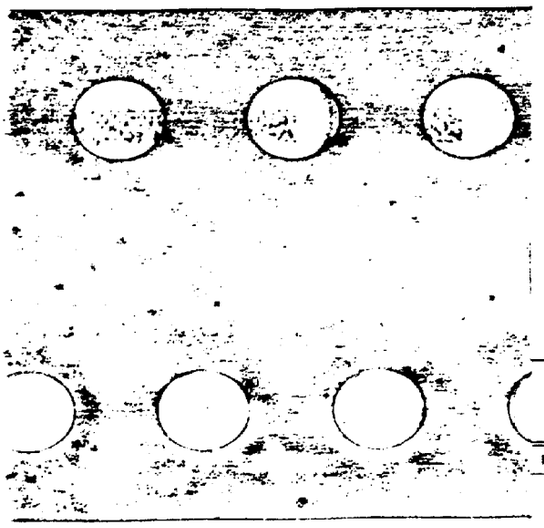
Notary Public

WARRANTY DEED

FROM
CHARLES D. BIRMINGHAM AND WIFE,
JANE H. BIRMINGHAM

TO
MATTHEW EDWARD DIEMER AND WIFE,
PAMELA CARLSTROM DIEMER

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9303 PAGE 435

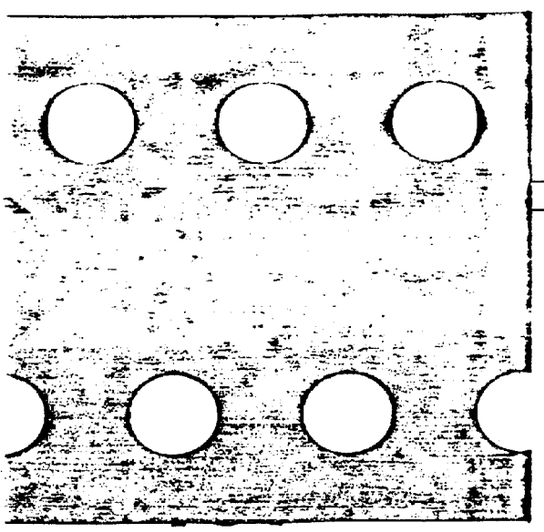
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 196000.00
CON TX 725.20
PRFEE 1.00
WDEED 8.00
TOTAL 734.20
CHECK 734.20

04/06/94 01 10:40 0001 0647

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



35929
IDENTIF. & REFERENCE

94 APR -6 AM 10:39

FELIX Z. WILSON, II, REGISTER
DAVIDSON COUNTY, TN.

No. 775894