ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Emily M.K. Haynie	Southeastern Mortgage of Tennessee, Inc.	MAP and PARCEL
	Attn: Tax Dept.	
2233 Cabin Hill Road	565 Marriott Drive, #250	73-7-44
Nashville, TN 37214	Nashville, TN 37214	

This instrument prepared by: Smith & Archer, P.C., 2605 Elm Hill Pike, Suite C
Nashville, TN 37214 (Davidson County - Box 27B)

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 consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Suzanne S. Jackson Birkenbuel, married** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Emily M.K. Haynie, married** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 487 on the Plan of Sunset View Subdivision, Section 7, of record in Book 2900, Page 109, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Suzanne S. Jackson, unmarried, by warranty deed from Community Money Center, Inc. of record in Book 8362, Page 491, Register's Office, Davidson County, Tennessee.

This is property with a common address of 2233 Cabin Hill Road, Nashville, TN 37214.

Suzanne S. Jackson is one and the same person as Suzanne S. Jackson Birkenbuel.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 2900, Page 109, said Register's office and all matters therein; 3) Restrictive Covenants of record in Book 3129, Page 387, said Register's office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $89,000.00

~~Affiant~~

Subscribed and sworn before me this 29th day of June, 1995.

My Commission Expires: _____

Notary Public

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

I, **Timothy E. Birkenbuel**, hereby join in this instrument for the purpose of relinquishing any and all marital rights in and to said property which I may or might have as the husband of the said Suzanne S. Jackson Birkenbuel.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **29th** day of **June, 1995**.

Suzanne S. Jackson Birkenbuel
Suzanne S. Jackson Birkenbuel

Timothy E. Birkenbuel
Timothy E. Birkenbuel

BY: Suzanne S. Jackson Birkenbuel
Suzanne S. Jackson Birkenbuel
Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for said county and state, the within named **Suzanne S. Jackson Birkenbuel**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing (WARRANTY DEED) instrument for the purposes therein contained, and who further acknowledged that she executed the foregoing instrument as the free act and deed of the said **Timothy E. Birkenbuel**, for the purposes therein contained by virtue of a Limited Power of Attorney duly executed by the said Timothy E. Birkenbuel recorded simultaneously herewith.

WITNESS MY HAND AND OFFICIAL SEAL, on this the 29th day of June, 1995.

Notary Public
My Commission Expires: 5/23/[illegible]

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

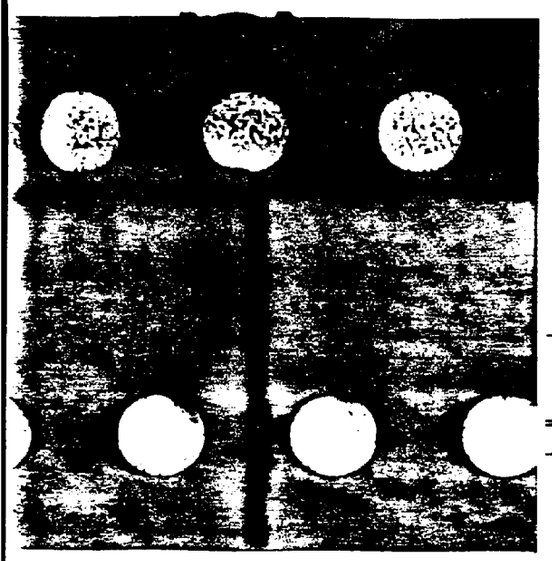
File No. 9506-200

0077843
IDENTIFICATION REFERENCE

95 JUL 11 AM 9:17
FELIX E. DELK, JR. REGISTER
DAVIDSON COUNTY, TN.

764 97/11 0101 03CHECK 338.50

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



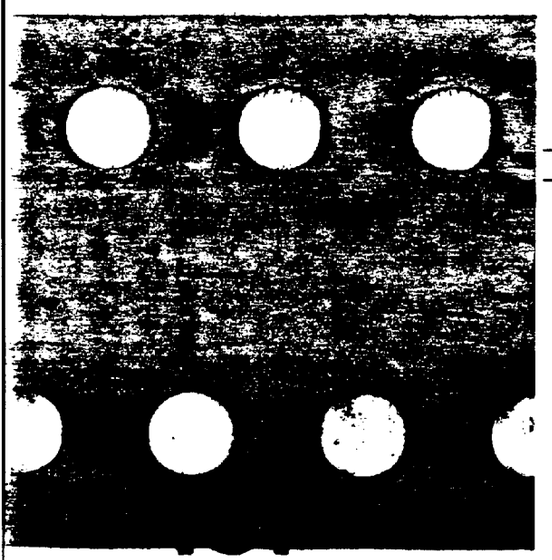
RECEIVED OF _____

FOR _____

BOOK 9727 PG 176

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 89000.00
CON TX 329.30
PRFEE 1.00
WDEED 8.00
TOTAL 338.30
CHECK 338.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/11/95 01 09:17 0001 9764

0077843
IDENTIFICATION REFERENCE

95 JUL 11 AM 9:17
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 928891