Box 52

WARRANTY DEED

BOOK 9892 PG 1

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 186,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF December 19 95

Notary Public

MY COMMISSION EXPIRES: 12-16-99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 5211 Maryland Way, Suite 1060, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joyce M. Birdwell (NAME)	Countrywide Funding Corporation (NAME)	155-8C-183
704 Collins Trace Court (ADDRESS)	155 N. Lake Avenue (ADDRESS)	
Nashville, Tennessee 37221 (CITY) (STATE) (ZIP)	Pasadena, CA 91109-7137 (CITY) (STATE) (ZIP)	

FOR AND 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, WE, William C. Demetree and Lee Chira

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joyce M. Birdwell and husband Thomas E. French, III

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:

Land in Davidson County, Tennessee being Lot No. 183 on the plan of Poplar Creek, Phase II, of record in Book 6900, pages 339 through 347, Register's Office for Davidson County, Tennessee, to which plans reference is made for a more complete description.

Being the same property conveyed to William C. Demetree and Lee Chira by deed from Lee Chira, Trustee of record in Book 9358, page 303, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.
Linda J. Knudsen executes this instrument by the power vested in those certain Powers of Attorney of record in Book 8813, Page 432, Book 8813, Page 433 and Book 8436, page 860 in the aforesaid Register's Office.

unimproved ( )
This is improved (X) property, known as 704 Collins Trace Court, Nashville, Tennessee 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; 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 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. 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.

Witness our hand s this 14th day of December 19 95

William C. Demetree by Linda J. Knudsen Attorn. in Fact

Lee Chira by Linda J. Knudsen Attorn. in Fact.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William C. Demetree and Lee Chira

the bargainor s with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 14th day of December 19 95.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

State of Tennessee
County of Williamson

On this 14th day of December, 1995, before me, a Notary Public in and for said County and State, personally appeared Linda J. Knudsen, to me know (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of William C. Demetree and Lee Chira, and acknowledged that she executed the same as the free act and deed of the said William C. Demetree and Lee Chira. Witness my hand and official seal at Brentwood, Tennessee this 14th day of December, 1995.

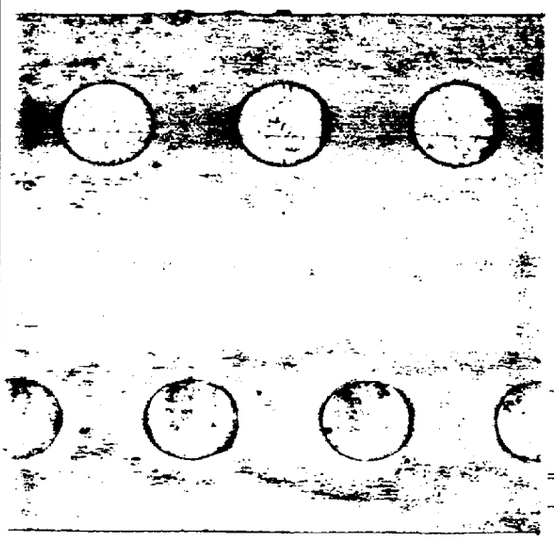
My Commission Expires:
12-6-99

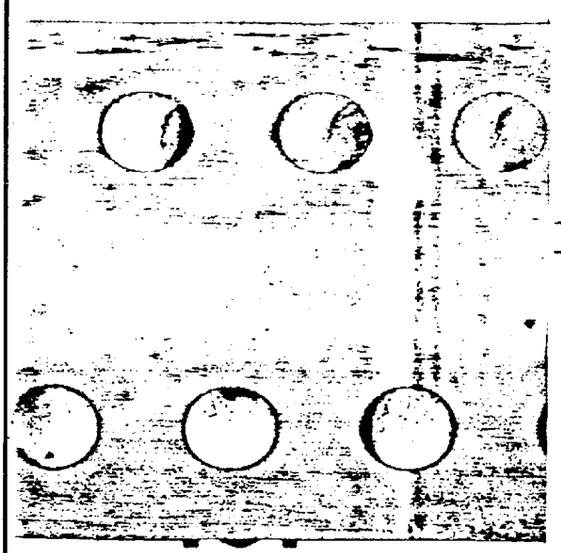
_____
Notary Public

0133271
IDENTIF. & REFERENCE

95 DEC 19 AM 9:02
FELIX A. [illegible]
DAVIDSON COUNTY, TN.

9587 12/19 0101 03CHECK 697.20





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9892 PG 3

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
186000.00
CON TX 688.20
PRFEE 1.00
WDEED 8.00
TOTAL 697.20
CHECK 697.20

12/19/95 01 09:01 0001 9587

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0133271
IDENTIF. A REFERENCE

95 DEC 19 AM 9:02

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 988012