BOOK 10700 PG 250

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,680.59

Kathy J. Birkhead
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24th DAY OF November, 19 97

Notary Public

MY COMMISSION EXPIRES: 11/30/98
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert W. Birkhead (NAME)	Chase Manhattan Mortgage Corp (NAME)	MAP 52-7
1055 Neeleys Bend Road (ADDRESS)	PO Box 4025 (ADDRESS)	PARCEL 116
Madison, TN 37115 (CITY) (STATE) (ZIP)	Monroe, LA 71211-4025 (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, Ray Vaughn Reed, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert W. Birkhead and wife, Kathy J. Birkhead

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. 74 on the Plan of Meadow Bend Subdivision, as of record in Plan Book 6250, page 949, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Ray Vaughn Reed and wife, Cindy J. Reed, a/k/a as Cynthia J. Reed, by deed from Scotty E. Tobitt and wife, Michelle A. Tobitt, Register's Office for Davidson County, Tennessee. Cynthia J. Reed, having since quitclaimed her interest to Ray Vaughn Reed, Jr., by instrument of record in Book 10407, page 582, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

Plan of record in Book 6250, page 949, said Register's Office, shows an Owner's Certificate, certain notes, easements and setback lines.

Grantees herein agree to assume the unpaid balance of a note secured by a Deed of Trust of record in Book 7240, page 958, Register's Office for Davidson County, Tennessee, which Grantees agree to pay the same and agrees to hold Grantors harmless therefrom.

CONTINUED

unimproved ( )
This is improved (X) property, known as 1055 Neeleys Bend Road, Madison, TN 37115
(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 my hand this 24th day of November 19 97

Ray Vaughn Reed, Jr.

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 Ray Vaughn Reed, Jr.

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 at Franklin, Tennessee, this 24th day of November, 19 97.

Commission expires 11-30-97

DONALD R. BARRETT JR. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

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

LEGAL DESCRIPTION CONTINUATION

Taxes for the years 1997 and thereafter, a lien not yet due and payable.

MAIL ENV.

97 DEC -1 AM 9:39

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

0374347

IDENTIF. & REFERENCE

4888 12/01 0101 03CHECK 233.52

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10700 PG 252

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 6080.59
CON TX 224.52
PRFEE 1.00
WDEED 8.00
TOTAL 233.52
CHECK 233.52

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/01/97 01 09:40 0001 4038

0374347
IDENTIFICATION REFERENCE

97 DEC -1 AM 9:39

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

No.1225674