ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Jan Teresa Collins (NAME)	First Federal Savings Bank of TN (NAME)	Map 96-1
103 Benson Road (STREET ADDRESS OR ROUTE NUMBER)	308 North Jackson Street (STREET ADDRESS)	Parcel 21
Nashville, TN 37214 (CITY) (STATE) (ZIP CODE)	Tullahoma, TN 37388 (CITY) (STATE) (ZIP CODE)	3DZ 66195

WARRANTY DEED

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For and in consideration of the sum of ------TEN AND NO/100---------- ----------($10.00)---------- DOLLARS

cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, J. H. BAKER, TRUSTEE, with full power to sell, mortgage, transfer or convey,

have bargained and sold, and by these presents do transfer and convey unto the said JAN TERESA COLLINS, Unmarried,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land lying, located and being in the Third (3rd) Civil District of Davidson County, Tennessee, described as follows, to wit:

BEING Lot No. 27 on the Plan of River Point, Section II, of record in Book 5200, page 749, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description; said description being incorporated herein by reference the same as if copied fully herein verbatim.

BEING part of the same property conveyed to J. H. Baker, Trustee, with full power to sell, mortgage, transfer or convey, by Warranty Deed of record in Book 5990, page 340, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters appearing on the Plan of River Point, Section II, of record in Book 5200, page 749, Register's Office for said County, as may affect the premises; and further to restrictive covenants contained in instrument of record in Book 6283, page 630, said Register's Office and to easements contained in instruments of record in Book 4774, page 923, Book 4806, page 517, Book 6283, page 653, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 103 Benson Road (House Number) (Street)
Nashville, Tennessee 37214 (P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 30th day of August, 19 84.

J. H. Baker, Trustee

J. H. Baker, Trustee, with full power to sell, mortgage, transfer or convey

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Brenda Franks Hale, a Notary Public in and for said County and State, the within named J. H. Baker, Trustee

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 Nashville, Tennessee, this 30th day of August, 19 84.

My commission expires 4/2/85 Notary Public Brenda Franks Hale at Large, State of Tennessee

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ to be the _____ and _____ respectively of _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as _____ and attesting the same by the said _____ as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $55,000.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

Jan Teresa Collins

Sworn to and subscribed before me this 30th day of August, 1984.

My commission expires 4/2/85 Notary Public Brenda Franks Hale at Large, State of Tennessee

Mail This instrument was prepared by: Brenda Franks Hale

HALE & HALE, ATTORNEYS, 312 FIRST TENNESSEE BANK BLDG., FRANKLIN, TN 37064
Name Address

6993 08/31 149.50- CASH

WARRANTY DEED

FROM J. H. BAKER, TRUSTEE

TO JAN TERESA COLLINS

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

DAVIDSON COUNTY, TN
REGISTER
AUG 31 12 15 PM '84

IDENTIFICATION REFERENCE

146886

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6371 PAGE 929

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CD TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			55000.00- CAPT.	
			143.00 CSTAX	
			.50 PRFEE	
			6.00 MDEED	
			CASH	149.50-
6993A	08/31/84	BAL		.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 46886

IDENTIF. REFERENCE

AUG 31 12 16 PM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 0065622