THIS INSTRUMENT PREPARED BY:

William D. Castleman, Atty.
P.O. Box 4386
Madison, TN 37116-4386

NEW OWNER:

JAMES F. WITCHER, ETUX
RT 1, Little Marrowbone Rd.
Ashland City, TN 37015

PART OF MAP 45
PARCEL 13

SEND TAX BILLS TO:

COLLATERAL INVESTMENT CO.
2100 First Avenue North
Birmingham, Alabama 3520

BOOK 5545 PAGE 268

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged by the Grantor, COLLATERAL INVESTMENT COMPANY, a corporation organized under and existing pursuant to the laws of the United States, does hereby bargain, sell, transfer and convey unto JAMES F. WITCHER, JR. and wife, PATRICIA G. WITCHER, of Old Hickory, Tennessee, and their assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED

BEING the same property conveyed to Collateral Investment Company by Substitute Trustee's Deed from Linda G. Walker, Substitute Trustee, of record in Book 6275, page 823, Register's Office for Davidson County, Tennessee.

Grantees, JAMES F. WITCHER, JR. and wife, PATRICIA G. WITCHER, whose address is 300 Tyne Blvd., Old Hickory, Tennessee 37138 is responsible for the payment of real property taxes on subject property.

TO HAVE AND TO HOLD said tract or parcel of land together with the appurtenances, estate, title and interest thereto belonging, unto the said Grantees, JAMES F. WITCHER, JR. and wife, PATRICIA G. WITCHER, and their assigns, forever.

Said COLLATERAL INVESTMENT COMPANY warrants the title to said property against the claims of all persons claiming or to claim the same or any part thereof by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, the said COLLATERAL INVESTMENT COMPANY has executed this deed and affixed its corporate seal by its Vice President, this 7th day of August, 1985.

SEAL
(CORPORATE SEAL)

COLLATERAL INVESTMENT COMPANY

BY: T. H. McLaughlin, Jr.
Vice President

STATE OF ALABAMA
COUNTY OF JEFFERSON

Before me, Merry M. Ash, a Notary Public within and for the State and County aforesaid, personally appeared T. H. McLaughlin, Jr. with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Vice President of COLLATERAL INVESTMENT COMPANY, the within named party, a corporation, and that he as such Vice President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Vice President.

Witness my hand and seal at office, this 7th day of August, 1985.

NOTARY PUBLIC
My commission expires:

33122

IDENTIFICATION REFERENCE

AUG 30 4 28 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

E X H I B I T "A"

LAND lying in Davidson County, Tennessee, and described according to a survey by R. L. Montoya - Land Surveying, dated March 16, 1982, as follows: BEGINNING at an iron pin in the south margin of Little Marrowbone Road, said point being 5.2 miles west of Eatons Creek Road; thence, leaving said south margin along an existing fence South 37 degrees 25 minutes 28 seconds East 396.30 feet to a point in the center of Little Marrowbone Creek; thence, leaving the center line South 28 degrees 31 minutes 05 seconds East 171.32 feet to a point 5 feet north of an existing power pole; thence, South 48 degrees 17 minutes 12 seconds East 509.14 feet to a point; this being the beginning point of this described tract; thence, along the North side of this tract North 35 degrees 57 minutes 42 seconds East 136.25 feet to an iron pin; thence, South 80 degrees 43 minutes 54 seconds East 856.99 feet to the center of a creek or drain; thence, along said creek as follows: South 21 degrees 49 minutes 39 seconds West 82.00 feet; thence, South 21 degrees 35 minutes 56 seconds West 144.38 feet; thence, North 72 degrees 13 minutes 44 seconds West 89.61 feet; thence, South 58 degrees 54 minutes 38 seconds West 79.66 feet; thence, North 71 degrees 53 minutes 16 seconds West 121.01 feet; thence, North 43 degrees 00 minutes 36 seconds West 53.03 feet; thence, North 85 degrees 27 minutes 59 seconds West 90.79 feet; thence, South 82 degrees 21 minutes 50 seconds West 51.90 feet; thence, South 43 degrees 22 minutes 44 seconds West 71.18 feet; thence, South 75 degrees 04 minutes 50 seconds West 86.79 feet to a point in said creek and the intersection of another small creek; thence, along the center line of said creek North 56 degrees 58 minutes 55 seconds West 146.39 feet; thence, North 55 degrees 48 minutes 02 seconds West 203.22 feet; thence, North 46 degrees 43 minutes 04 seconds West 9.81 feet to a point; thence, leaving said creek along a fence passing the existing gate North 35 degrees 57 minutes 42 seconds 60.00 feet to the point of beginning, containing 5.00 acres, more or less.

Also included in this conveyance is an ingress and egress easement in and to the 5.00 acre tract hereinabove described. Said easement is described as follows:

LAND being partly in Cheatham County and partly in Davidson County and described as follows:
BEGINNING at an iron pin in the South margin of Little Marrowbone Road, said point being 5.2 miles West of Eatons Creek Road, said point also being the Northwest corner of Allen Wayne Ladd's property as recorded in Deed Book 4739, page 680, Register's Office for Davidson County, Tennessee; thence, along Ladd's West line with a fence South 37 degrees 25 minutes 28 seconds East 396.30 feet to a point in the center of Little Marrowbone Creek; thence, leaving Little Marrowbone Creek along the following calls, South 28 degrees 31 minutes 05 seconds East 171.32 feet to a point 5 feet North of an existing power pole; thence, South 48 degrees 17 minutes 12 seconds East 509.14 feet to a point in the Northwest line of the described 5.0 acre tract; thence, along said line South 35 degrees 57 minutes 42 seconds West 40.00 feet to a point 20 feet North of the creek; thence, along a line South of the drive North 50 degrees 34 minutes 53 seconds West 468.90 feet to a point; thence, North 27 degrees 02 minutes 32 seconds West 238.30 feet to the center of Little Marrowbone Creek; thence, leaving the center line of Little Marrowbone Creek North 32 degrees 06 minutes 15 seconds West 136.90 feet to a point; thence, North 37 degrees 25 minutes 28 seconds West 250.00 feet to a point in the southerly margin of Little Marrowbone Road; thence, with said margin North 53 degrees 25 minutes 35 seconds East 20.00 feet to the point of beginning, containing 40,509 square feet, 0.93 acres, more or less.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $82,000.00. This is equal to or greater that the property would bring at a fair and voluntary sale.

William D. Gatlin

Sworn to and subscribed before me this 8th day of August, 1985.

Annette Burton
NOTARY PUBLIC

My commission expires: 7-18-87

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6645 PAGE 270

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

82000.00- CA'IT.
213.20 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 219.70-
2919A08/30/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3123

IDENTIFICATION REFERENCE

AUG 30 4 28 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 168757