THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

Box 5
cg

ADDRESS NEW OWNER:
Peter Boudreau
5801 Labrador Lane
Antioch, TN. 37013

SEND TAX BILLS TO:
Collateral Investment Company

2100 First Avenue North
Birmingham, Alabama 35203-4202

MAP-PARCEL NUMBERS:
MAP 172-8A
PARCEL 3

WARRANTY DEED

BOOK 6786 PAGE 852

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Phillhall Corp., a Tennessee Corporation hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Peter Boudreau and wife, Barbara Boudreau hereinafter called the Grantee, Grantee's 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. 3 on the plan of Section One, Hunters Branch Planned Unit Development, of record in Book 6250, page 513, Register's Office for said County.

SAID Lot No. 3, which is a corner lot, fronts 70.00 feet on the southerly margin of Barnes Road and fronts 111.63 feet on the easterly margin of Labrador Lane, said frontages being joined by a curve having a length of 39.27 feet, and extends back 78.53 feet on the southerly line and 134.74 feet on the easterly line to a point of intersection.

BEING part of the same property conveyed to Philhall Corp., a Tennessee Corporation, by deed from Hunter's Branch Development, Inc., a Tennessee Corporation, of record in Book 6612, page 887, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 6601, page 7, said Register's Office, and to the matters set forth in the above referenced plan of record.

This is (un)improved property, known as 5801 Labrador Lane, Antioch, TN. 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 19th day of February, 1986.

Phillhall Corp.
BY: _____
Timothy J. Ferguson, Vice President

STATE OF TENNESSEE
COUNTY OF _____

On this _____ day of _____, 19___, before me personally appeared _____, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that _he_ executed the same as _____ free act and deed.

My Commission Expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 6786 PAGE 853

Before me, the undersigned, of the State and County aforesaid, personally appeared Timothy J. Ferguson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President (or other officer authorized to execute the instrument) of the Philhall Corp., the within named bargainor, a corporation, and that he as such Vice President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by him self as Vice President. Witness my hand and official seal, at office in Nashville, Tennessee, this 19th day of February, 19 86.

My Commission Expires: 10-24-88

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 78,900.00.

Affiant

Subscribed and sworn to before me, this the 19th day of February, 1986.

My Commission Expires: 10-24-88

Notary Public

WARRANTY DEED

from:
Phillhall Corp.

to:
Peter Boudreau

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY

Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN 24646

FELIX Z. HAILEY, JR. REGISTER
DAVIDSON COUNTY, TN

FEB 21 10 21 AM '86

IDENTIFICATION REFERENCE

77393

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6786 PAGE 854

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

77999

IDENTIFICATION REFERENCE

FEB 21 10 21 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 220837