ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
SHERMAN H. McGEE, ETUX (NAME)	COLLATERAL INVESTMENT COMPANY (NAME)	4D 42125
102 ORCHARD DRIVE (STREET ADDRESS OR ROUTE NUMBER)	2100 FIRST AVENUE NORTH (STREET ADDRESS)	44-11-14
OLD HICKORY, TN 37138 (CITY) (STATE) (ZIP CODE)	BIRMINGHAM, AL 35203 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

BOOK 6899 PAGE 717

For and in consideration of the sum of TEN & 00/100---------- ($10.00)---------- DOLLARS

cash in hand paid by the Grantees, and other good and valuable considerations, receipt of which is hereby acknowledged;

EVELYN L. SEXTON

have bargained and sold, and by these presents do transfer and convey unto the said SHERMAN H. McGEE and wife, REGINA K. McGEE

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

Land in Davidson County, Tennessee, and MORE PARTICULARLY DESCRIBED ON EXHIBIT "A" WHICH IS ATTACHED HERETO AND MADE A PART HEREOF AS FULLY AS IF COPIED HEREIN VERBATIM.

Being the same property conveyed to Keith W. Brown and wife, Mattie E. Brown, by deed of record in Book 1728, page 22, Register's Office for said County. The said Mattie E. Brown having since died, with the said Keith W. Brown having predeceased her, and by Last Will and Testament of Mattie E. Brown, subject property was devised to Evelyn L. Sexton.

14961

IDENTIFICATION REFERENCE

JUN 27 9 20 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 102 Orchard Drive (House Number) (Street)
Old Hickory, TN 37138 (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 5th day of June, 19 86.

Evelyn L. Sexton
EVELYN L. SEXTON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6899 PAGE 718

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Evelyn L. Sexton

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee, this 5th day of June, 19 86.

My commission expires 7-17-88 Notary Public Joyce B. Donohue

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, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose 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 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 $ 41,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me
this 5th day of June, 19 86.

My commission expires 7-17-88 Notary Public Joyce B. Donohue

RETURN TO: This instrument was prepared by:

WILLIAM D. CASTLEMAN, ATTY. P.O. BOX 1189 MADISON, TN 37116-1189

Name Address

WARRANTY DEED

FROM

EVELYN L. SEXTON

TO

SHERMAN H. McGEE, ETUX

REGINA K. McGEE

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

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 155, Section A, Village of Old Hickory, as shown on plan recorded July 16, 1948, in Book 1424, page 68, in the Register's Office for Davidson County, Tennessee, fronting 52 feet on Orchard Drive, containing 0.28 acres, more or less.

Subject to and/or reserving one (1) permanent easement ten (10) feet wide for utilities and two (2) special easements, one (1) ten (10) feet, wide or less, for sewer and electric and/or telephone cable and one (1) five (5) feet wide for sewer; and all rights in connection with said easements, including the ingress and egress over the property herein conveyed for servicing easements are expressly reserved to the Grantor. If special easements are abandoned for the purpose for which the same have been dedicated, all rights thereunder will terminate and such special easements may not be reused for a different to dissimilar purpose, all as shown on said recorded plan, which is a made a part of this description by reference thereto; and

Being the west four feet of Lot No. 156, Section A, Village of Old Hickory, as shown on Plan recorded July 16, 1948, in Book 1424, page 68, in Register's Office for Davidson County, containing 0.01 acres, more or less;

Subject to and/or reserving one (1) special easement ten (10) feet wide, more or less, for sewer and electric and/or telephone cable; and all rights in connection with said easement, including the ingress and egress over the property therein conveyed for servicing easement are expressly reserved to the Grantor. If special easements is abandoned for the purpose for which the same have been dedicated, all rights thereunder will terminate and such special easements may not be reused for a different to dissimilar purpose, all as shown on said recorded plan, which is made a part of this description by reference thereto.

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

RECEIVED OF _____

FOR _____

BOOK 6899 PAGE 720

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
			41000.00- CAPIT.	
			106.00 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	115.10-
			0753A06/27/86 BAL	.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

14961

IDENTIFICATION REFERENCE

JUN 27 9 20 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 264215