THIS INSTRUMENT PREPARED BY:
STEWART , BLACK & UNDERHILL
ATTORNEYS AT LAW
223 MADISON STREET
SUITE 108
MADISON, TENNESSEE 37115

BOOK 6972 PAGE 73

ADDRESS NEW OWNER(S):	MORTGAGEE:	MAP AND PARCEL NOS.
KEVIN J. MULLIGAN	CFS MTG. CORP.	MAP 42-14
404 TUCKAHOE DRIVE	2120 S. 72ND ST.	PARCEL 066
MADISON, TENNESSEE 37115	OMAHA, NEBRASKA 68124	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) , cash in hand paid, and other good and valuable considerations, receipt and sufficiency of which are hereby acknowledged, JAMES G. HINSHAW et ux, DONNA F. HINSHAW, hereinafter referred to as " GRANTOR(S) ", have this day bargained and sold, and by these presents do hereby transfer and convey unto the said , KEVIN J. MULLIGAN, hereinafter referred to as " GRANTEE(S) ", his heirs and representatives, certain real estate in Davidson County, Tennessee being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor(s) in and to any easement and right-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This is improved property known as 404 Tuckahoe Drive, Madison, Tennessee 37115.

TO HAVE AND HOLD the Property, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee(s) his heirs and representatives forever, and we covenant with the said Grantee(s), his heirs and representatives, that we are lawfully seized and possessed of the "Property" in fee simple, and have a good right to convey it, and that the same is unencumbered except as set forth on Exhibit "B" attached hereto and incorporated herewith.

Grantor(s) further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the "Property" to Grantee(s), his heirs and representatives the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor(s) have caused this Warranty Deed to be executed as of the 5th day of Sept., 1986.

James G. Hinshaw
JAMES G. HINSHAW

Donna F. Hinshaw
DONNA F. HINSHAW

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, We, hereby swear or affirm that, to the best of Affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $89,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

X _____
AFFIANT

Subscribed and sworn to before me this the 5th day of September, 1986.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-12-89

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named JAMES G. HINSHAW et ux, DONNA F. HINSHAW, the Bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within named instrument for the purposes therein contained.

WITNESS my hand and official seal at Madison, Tennessee, this the 5th day of September, 1986.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-12-89

SEP 8 12 21 PM '86
PHILIP C. WILLIAMS REGISTER
DAVIDSON COUNTY TENN.
TENTIEth REFERENCE
3976 9124

" EXHIBIT A "

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of Blair Estates, Section I, of record in Book 2663, page 24, Register's Office for Davidson County, Tennessee.

Beginning at a point in the east margin of Holiday Drive at the corner of Lots Nos. 35 and 36; thence with the line between said lots easterly 253.12 feet to the west line of Lot No. 33; thence with the line between Lots Nos. 33 and 35, southerly 66.95 feet to a corner of Lot No. 34; thence woth the line between Lots Nos. 34 and 35 southerly 168.5 feet to the north margin of Tuckahoe Drive; thence with the margin of the same, northwesterly 219.45 feet to the beginning of a curve; thence around said curve, northerly 48.83 feet to the east margin of Holiday Drive; thence woth the margin of the same, northerly 80.46 feet to the point of beginning.

Being the same property conveyed to James G. Hinshaw et ux, Donna F. Hinshaw by deed from Robert L. Wilson of record in Book 4979, page 863, said Register's Office.

" EXHIBIT B "

This conveyance is subject to the Plan of Blair Estates of record in Book 2663, page 24, said Register's Office; restrictive covenants contained in instrument of record in Book 5872, page 933, said Register's Office; taxes for the year 1986, which have been prorated between Grantors and Grantee.

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

RECEIVED OF _____

FOR _____

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BOOK 6972 PAGE 77

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

89000.00 CAMT.
249.20 CSTAX.
.50 PRFEE
12.00 WDEED
CHECK 261670
9209A09/08/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

39694

IDENTIFICATION REFERENCE

SEP 8 12 21 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 292090