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

BOOK 7089 PAGE 823

ADDRESS NEW OWNER(S):	MORTGAGEE:	MAP AND PARCEL NOS .
JAMES TODD BEARD 1514 DUGGER DRIVE NASHVILLE, TENNESSEE 37206	COLLATERAL INVESTMENT COMPANY 2100 FIRST AVENUE, N. BIRMINGHAM, ALABAMA 35203-4202	MAP 72-16 PARCEL 256

DEC 31 2 07 PM '86
REGISTER'S OFFICE
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

7 8 5 3 6

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, the receipt and sufficiency of which are hereby acknowledged, LARRY WAYNE REESE ET UX, CONNIE L. REESE , hereinafter referred to as " GRANTOR(S) ", have this day bargained and sold, and by these presents does hereby transfer and convey unto the said JAMES TODD BEARD ET UX, TAMMYE DENISE BEARD, hereinafter referred to as " GRANTEE(S) " their heirs and assigns, 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 1514 Dugger Dr., Nashville, Tennessee 37206 .

TO HAVE AND HOLD the Property, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee(s) their heirs and assigns forever, and we covenant with the said Grantee(s), their heirs and assigns, 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 unemcumbered except as set forth in Exhibit "B", which is attahed hereto and incorporated herein.

Grantor(s) further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the " Property " to Grantee(s), their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor(s) have caused this Warranty Deed to be executed as of the 29th day of December , 1986.

Larry Wayne Reese
LARRY WAYNE REESE

Connie Reese
CONNIE L. REESE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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I, We, hereby swear or affirm that, to the best of Affiant's knowledge and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 52,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Dawn Todd Beard
AFFIANT

Subscribed and sworn to before me this the 29th day of December, 1986.

Diana L Mathews
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-12-88

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 LARRY WAYNE REESE ET UX, CONNIE L. REESE the Bargainor(s) 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 29th day of December, 1986.

Diana L Mathews
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-12-89

" EXHIBIT A "

Being Lot No. 32 on the Map of Dugger Heights, as of record in Book 1424, page 102, Register's Office for said County.

Said Lot No. 32 fronts 75 feet on the westerly side of Dugger Drive and runs back 167.1 feet on the northerly line and 167.2 feet on the southerly line, to a dead line in the rear, measuring 75 feet thereon.

Being the same property conveyed to Larry Wayne Reese et ux, Connie L. Reese by deed from Leonard W. Bullion et ux, Carole W. Bullion of record in Book 4962, page 525, said Register's Office.

" EXHIBIT B "

This conveyance is subject to the Plan of record in Book 1424, page 102, said Register's Office, and sewer and storm drainage easement of record in Book 4096, page 827, said Register's Office. The 1986 taxes have been prorated between Grantors and Grantees.

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

RECEIVED OF _____

FOR _____

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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

52500.00- CONT.
147.00 CONTAX
.50 PROBF.
12.00 WDEED
CHECK 159.50-
3092A12/31/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

78536

IDENTIFICATION REFERENCE

Dec 31 2 07 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 29059