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FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,942.13

Robert S. Hite
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF December, 19 86

Notary Public

MY COMMISSION EXPIRES: 1-10-87
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Montgomery & Associates 457 Donelson Pike, Nashville, TN 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert S. Hite (NAME)	Collateral Investment Co. (NAME)	41-12
3912 Oxbow Drive (STREET ADDRESS OR ROUTE NUMBER)	101 Cumberland Avenue (STREET ADDRESS)	43
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Madison, Tennessee 37115 (CITY) (STATE) (ZIP)	12D 40535

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, James F. Baggett and Tina J. Baggett

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert S. Hite

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 60, on the plan of Section 3, Bellshire Estates of record in Book 2133, page 112, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to James F. Baggett and wife, Tina J. Baggett by deed from Charles E. Duke and wife, Carleen M. Duke of record in Book 6739, Page 805, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 2294, page 346 said Register's Office.

This conveyance is subject to any and all existing easements of record.

82059

IDENTIFICATION REFERENCE

JAN 9 10 58 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is improved (XX) unimproved ( ) property, known as 3912 Oxbow Drive, Nashville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 30th day of December, 19 86

James F. Baggett

Tina J. Baggett

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James F. Baggett and wife, Tina J. Baggett

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of December, 1986.

Commission expires 1-10-87

N Eddie Moore
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes 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 official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
James F. Baggett and wife, Tina J. Baggett

TO
Robert S. Hite

MONTGOMERY, CRANFORD, KESTNER & HARDEMAN
215 CENTERVIEW DRIVE, SUITE 150
BRENTWOOD, TENNESSEE 37027

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

65942.13- CAMT.
184.52 CSTAX
.50 PRFEE
6.80 WDCTF
CHECK 191.82-
7304A01/09/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

82059

IDENTIFICATION REFERENCE

JAN 9 10 59 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No32897