THIS INSTRUMENT PREPARED BY:
STEWART, BLACK & UNDERHILL, ATTORNEYS
223 MADISON STREET, SUITE 108
POST OFFICE BOX 887
MADISON, TENNESSEE 37115

NAME/ADDRESS OF NEW OWNER(S):

ROGER C. SUTTON ET UX,
NANCY S. SUTTON
3726 CEDARWOOD DRIVE
NASHVILLE, TENNESSEE 37216

MORTGAGEE(S):

COLLATERAL MORTGAGE, LIMITED
2100 FIRST AVENUE NORTH
BIRMINGHAM, ALABAMA 35203-4202

SEND TAX BILLS TO:

COLLATERAL MORTGAGE, LIMITED
2100 FIRST AVENUE NORTH
BIRMINGHAM, ALABAMA 35203-4202

MAP AND PARCEL NOS.:

MAP 62-9
PARCEL 039
15DZ-29240

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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 $ 145,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Nancy S Sutton
AFFIANT

Subscribed and sworn to before me this the 1st day of May, 1987.

Diane K. Hankins
NOTARY PUBLIC

MY COMMISSION EXPIRES:

11-12-89

2 1 9 9 7

IDENTIFICATION REFERENCE

MAY 5 9 47 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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, JOHN ALAN DUGGER ET UX, KIM B. DUGGER hereinafter referred to as "GRANTOR(S)", have this day bargained and sold, and by these presents do hereby transfer and convey unto the said ROGER C. SUTTON ET UX, NANCY S. SUTTON 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 3726 Cedarwood Drive, Nashville, TEnnessee 37216.

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 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 unencumbered except as set forth in Exhibit "B", which is attached 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 1st day of May, 1987.

X John Alan Dugger
JOHN ALAN DUGGER

X Kim B. Dugger
KIM B. DUGGER

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 JOHN ALAN DUGGER ET UX, KIM B. DUGGER 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 1st day of May, 1987.

Deana K. Montgomery
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-12-89

Being Lot No. 7 on the Map of Riverwood Subdivision, being a subdivision of the East part of Lot No. 4 in the Division of the William Williams Lands on the Gallatin Turnpike, as of record in Book 547, page 62, Register's Office for Davidson County, Tenneessee, to which reference is here made.

Said Lot No. 7 fronts 100 feet on the easterly side of a 30 foot avenue and runs back between parallel lines 291 feet on the south line and 294 on the north line to Cumberland River and shows 100 feet on said River.

Being the same property conveyed to John Alan Dugger et ux, Kim B. Dugger by deed from John T. Dugger et ux, Kathleen J. Dugger of record in Book 5380, page 616, Register's Office for said County.

" EXHIBIT B "

This conveyance is subject to the following:

1. 1987 Real Property Taxes and Real Property Taxes for future years.

2. Any unrecorded easement for roadways and utilities, if any.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7225 PAGE 11

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

145000.00- CAMT.
406.00 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 418.50-
2768A05/05/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2.1.9.9.7.

IDENTIFICATION REFERENCE

MAY 5 9 47 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 77400