ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
PHILIP T. VELEZ ET UX	MORTGAGEE: COLLATERAL MORTGAGE, LTD.	4D 48185
(NAME)	(NAME)	
271 Martingale Drive	2100 First Avenue, North	44-14-38
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Old Hickory, TN 37138	Birmingham, AL 35203	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

BOOK 7323 PAGE 95

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

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

I, JAMES A. FERGUSON, unmarried,

have bargained and sold, and by these presents do transfer and convey unto the said PHILIP T. VELEZ AND WIFE, KIMBERLY A. VELEZ

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, being Lot No. 271, Block 1 on the Plan of CUMBERLAND TERRACE SUBDIVISION, PART 1, as of record in Book 1424, Page 49, Register's Office for Davidson County, Tennessee.

SAID Lot No. 271 fronts 75.1 feet on the Easterly side of Martingale Drive and runs back 154.8 feet on the Northerly line and 168.8 feet on the Southerly line, to the Westerly margin of the Tennessee Central Railroad right-ofway, measuring 75 feet thereon.

Being the same property conveyed to JAMES A. FERGUSON by Quitclaim Deed of record in Book 6865, Page 327, Register's Office for Davidson County, Tennessee.

5497.9

IDENTIFICATION REFERENCE

AUG 12 8 06 AM '87

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (xx) property, known as 271 Martingale 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 3rd day of July, 19 87.

James A. Ferguson

James A. Ferguson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7323 PAGE 96

Personally appeared before me the undersigned, *a Notary Public in and for said County and State* James A. Ferguson, unmarried,

the within named bargainor, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Madison, *Tennessee, this* 3rd *day of* August, *19* 87

Notary Public

Commission expires 7-17-88

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public of the State and County aforesaid, personally appeared* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____ *self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____.

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 $ 58,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

William D. Castleman

Sworn to and subscribed before me
this 3rd day of August, 19 87.

My commission expires 7-17-88 Notary Public

RETURN TO:	This instrument was prepared by:
WILLIAM D. CASTLEMAN, ATTORNEY	101 CUMBERLAND AVENUE MADISON, TN 37115
Name	Address

WARRANTY DEED

FROM

TO

LAW OFFICES
WILLIAM D. CASTLEMAN
101 CUMBERLAND AVENUE
SUITE 100
MADISON, TENNESSEE 37115

AREA CODE 615
TELEPHONE 865-4750

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7323 PAGE 97

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS	
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY	
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT	
TD - TRUST DEED		PRFEE - PROBATE FEE	

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

58500.00- CAPIT.
163.80 CSTAX
.50 PRFEE
6.00 MORTG
CHECK 170.30-
0566A08/12/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 4 9 7 9

IDENTIFT REFERENCE

AUG 12 8 06 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 04509