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):
MICHAEL MARTIN ET UX,
DRUSILLA L. MARTIN
1313 CALVIN AVENUE
NASHVILLE, TENNESSEE 37206

MORTGAGEE(S):
COLLATERAL MORTGAGE LIMITED
2100 FIRST AVENUE SOUTH
BIRMINGHAM, ALABAMA 34203-4202

SEND TAX BILLS TO:
COLLATERAL MORTGAGE LIMITED
2100 FIRST AVENUE SOUTH
BIRMINGHAM, ALABAMA 35203-4202

MAP AND PARCEL NOS.:
MAP 83-5
PARCEL 303

78454

IDENTIFICATION REFERENCE

Oct 30 10 55 AM '87

DAVIDSON COUNTY, TN

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 $ 72,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

X Michael Martin
AFFIANT

Subscribed and sworn to before me this the 26th day of October, 1987.

Deana L. Montgomery
NOTARY PUBLIC

MY COMMISSION EXPIRES:
11-12-89

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 COY E. ESSARY ET UX, DOROTHY JEWELL CORLEW ESSARY, hereinafter referred to as "GRANTOR(S)". have this day bargained and sold , and by these presents do hereby transfer and convey unto the said MICHAEL MARTIN ET UX, DRUSILLA L. MARTIN 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 1313 Calvin Avenue, 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 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 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 _____ day of October, 1987.

X Coy E. Essary
COY E. ESSARY

X Dorothy Jewell Corlew Essary
DOROTHY JEWELL CORLEW ESSARY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public, COY E. ESSARY, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowlegded that he executed the within instrument for the purposes therein contained.

WITNESS my hand this 26th day of October, 1987.

Deana L. Montgomery
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-12-89

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public, DOROTHY JEWELL CORLEW ESSARY, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowlegded that she executed the within instrument for the purposes therein contained.

WITNESS my hand this 26th day of October, 1987.

Deana L. Montgomery
NOTARY PUBLIC

MY COMMISSION EPXIRES: 11-12-89

" EXHIBIT A "

Land in Davidson County, Tennessee, being Lot No. 22 of Block "B" on the Plan of F.O. Beasley's Addition to East Nashville, as of record in Book 57, page 85, Register's Office for said County.

Said lot No. 22 fronts 52 feet 8 inches on the northerly side of Calvin Avenue and runs back, with the westerly margin of 14th Street formerly Orday Avenue, 150 feet to an alley, and shows 50 feet on said alley.

Being the same property conveyed to Coy E. Essary et ux, Dorothy Jewell Corlew Essary by deed from Dorothy Jewell Corlew Essary of record in Book 5004, page 38, said Register's Office.

" EXHIBIT B "

1. Real Property Taxes.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7391 PAGE 316

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

72500.00- CAMT.
203.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 212.50-

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK .00

7845.4

IDENTIFICATION REFERENCE

OCT 30 10 59 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 31227