Please return to: Tennessee Title & Trust, Inc.
Suite 8, 181 E. Main St.
Hendersonville, TN 37075

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
James G. Collins, et ux. 3520 Donna Kay Drive Nashville, TN 37211	The Florida Group, Inc. P.O. Box 41030 St. Petersburg, FL 37743-1030	134-9-33

This instrument prepared by: Cindy S. Smith, Attorney at Law.
1443 Janie Avenue, Nashville, Tennessee 37216

BOOK 7618 PAGE 403

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 (10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, Steven C Janes and wife, Gayle L. S. Janes, (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto James G. Collins, and wife, Jean Collins, (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows to wit:

Being Lot No. 125 on the Plan of Addition to Greenwood Hills, Section 3, of record in Plat Book 5200, Page 33, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Steven C Janes and wife, Gayle L. S. Janes, by Warranty Deed from Secretary of Housing and Urban Development of record in Book 7466, Page 373, Register's Office for Davidson County, Tennessee

This is improved property commonly known as 3520 Donna Kay Drive, Nashville, Tennessee 37211.

Conveyance of such property is made expressly subject to the following: (1) Restrictive Covenants of record in Book 5259, Page 933, Register's Office for said county; (2) Taxes for the current year which have been prorated and the payment of which has been assumed by the grantees; (3) Any and all zoning regulations, building restrictions, setback lines, easements and rights-of-way for public utilities of record.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater for this transfer is $58,000.00

X James G. Collins
Affiant

Subscribed and sworn to before me this 15th day of July, 1988.

Notary Public
My Commission Expires 7/10/90

NOTARY PUBLIC AT LARGE OF TENN.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 15th day of July, 1988.

Steven C Janes

Steven C Janes

Gayle L. S. Janes

Gayle L. S. Janes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Cindy S. Smith, a Notary Public in and for said County and State, the within named Steven C Janes and wife, Gayle L. S. Janes, 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 15th day of July, 1988.

Cindy S. Smith

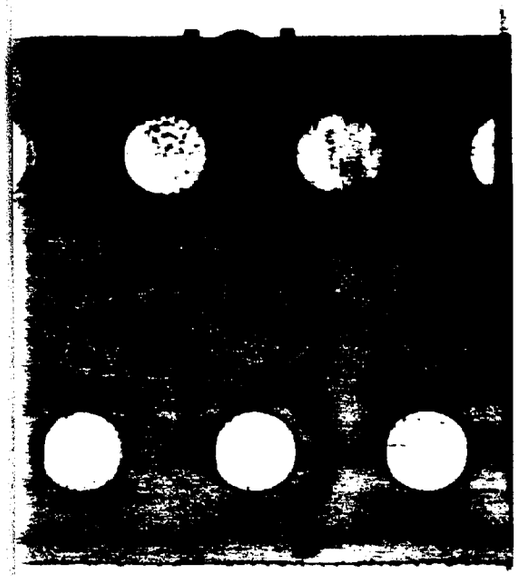
Notary Public
My Commission Expires: 9/12/90

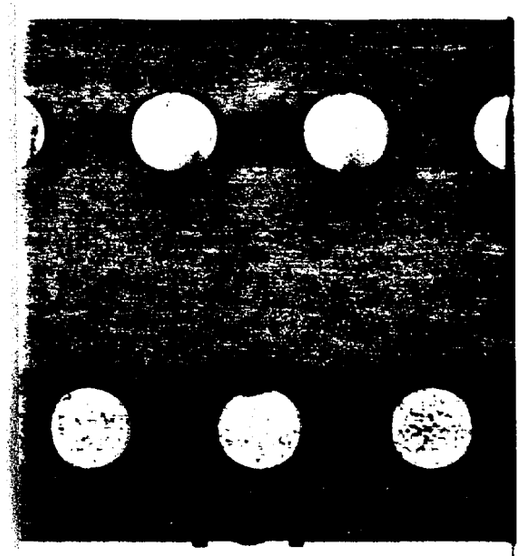
5574 1.

IDENTIFICATION REFERENCE

AUG 4 9 18 AM '88

ELIX Z WILSON II REGISTER
DAVIDSON COUNTY





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7618 PAGE 405

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
				CAMT 58000.00
				CON TX 191.40
				PRFEE 0.50
				WDEED 6.00
				TOTAL 197.90
				CHECK 197.90
08/04/88	01			09:22 0001 3616

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5557.41

IDENTIFICATION REFERENCE

AUG 4 9 10 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 120210