[ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
[Eugene T. Collins [5073 Temple Road [Nashville, TN 37221	SAME	Map and Parcel 156-73

[This instrument prepared by: Cindy S. Smith, Attorney at Law,
[Post Office Box 160018, Nashville, Tennessee 37216

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, Larry Skaggs, and wife, Jane Skaggs, (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto Eugene T. Collins, unmarried, (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows to wit:

Land in the 9th Civil District of Davidson County, Tennessee, described according to a survey made by Donald A. Ramsay, dated August 19, 1967, as follows:

Beginning at an iron pin in the west margin of Temple Road, said pin being south 9 degrees 45 minutes west 610 feet from Hager's southeast corner; thence with said margin, south 9 degrees 45 minutes west 521 feet to an iron pin; thence a new line, north 76 degrees 25 minutes, west 223 feet to an elm tree in Sawyer's east fence line; thence with his east line north 6 degrees 30 minutes east 456 feet and north 9 degrees 30 minutes, east 60 feet more or less to an iron pin; thence south 80 degrees 15 minutes east 287 feet to the point of beginning, containing 3.2 acres more or less.

Being the same property conveyed to Larry Skaggs and wife, Jane Skaggs, by deed from Wallace J. Demille and wife, Marguerite N. Demille, of record in Book 5746, Page 958, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 5073 Temple Road, Nashville, Tennessee 37221.

Conveyance of such property is made expressly subject to the following: (1) Taxes for the current year which have been prorated and the payment of which has been assumed by the grantee; (2) 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 $140,000.00.

E T Collins
Affiant

[Subscribed and sworn to before me this 10th day of November, 1988.

Cindy S. Smith
Notary Public
My Commission Expires 11/15/90

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

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

And Grantors do covenant with the said Grantee 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 Grantee, his successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 10th day of November, 1988.

Larry Skaggs

Jane Skaggs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Cindy S. Smith, Notary Public in and for said County and State, the within named Larry Skaggs and wife, Jane Skaggs, 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 10th day of November, 1988.

Notary Public
My Commission Expires: 11/13/90

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

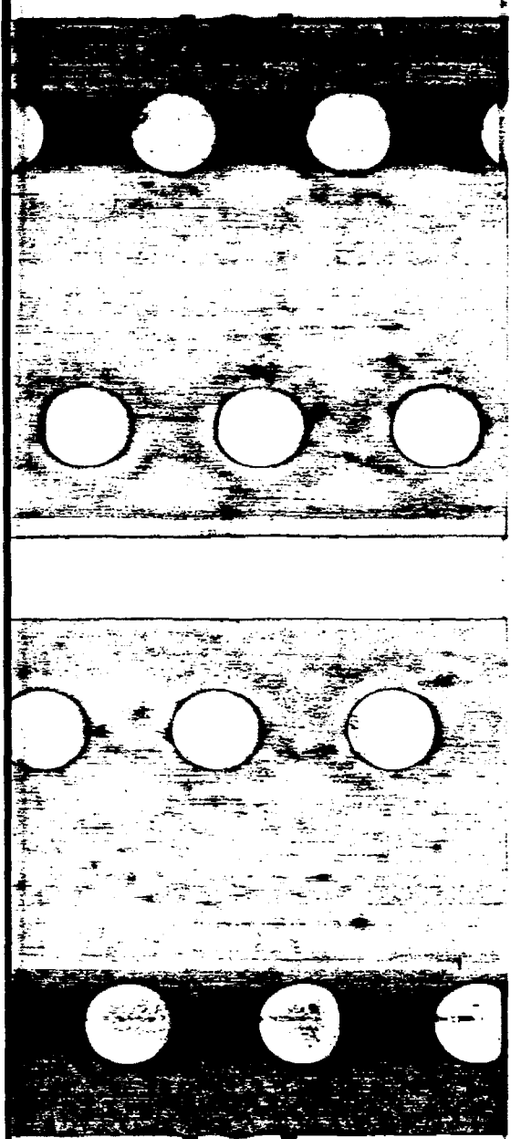
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IDENTIFICATION REFERENCE

Nov 11 12 30 PM '88

RUSH

6926 11/11 0101 03CHECK 468.50



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7701 PAGE 850

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 140000.00
CON TX 462.00
PRFEE 0.50
WDEED 6.00
TOTAL 468.50
CHECK 468.50

11/11/88 01 12:32 0001 6926

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8.4.8.4.2.

IDENTIFICATION REFERENCE

Nov 11 12 30 PM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 153493