[ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
[Larry A. Skaggs, et ux. [208 Sweetgum Court [Nashville, TN 37221	SAME	Map and Parcel 155-8A-48co

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

Being Land in Davidson County, Tennessee, being Lot No. 48 of Poplar Creek Estates, Phase I, of record in Book 6250, Page 647, Register's Office for said County, to which plan reference is herby made for a more complete and accurate description of said Lot.

Being part of the same property conveyed to Eugene T. Collins, unmarried, by Quitclaim Deed from C. C. M. Homes, a joint venture composed of Patricia S. Collins and Eugene T. Collins, of record in Book 7422, Page 442, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 208 Sweetgum Court, Nashville, Tennessee.

CONVEYANCE OF SUCH TRACT IS MADE EXPRESSLY SUBJECT TO THE FOLLOWING: (1) The Plan of record in Plat Book 6250, Page 647, said Register's Office; (2) Storm Water Detention Agreement of record in Book 6613, Page 705, said Register's Office; (3) Declaration of Covenants, Conditions and Restrictions for Poplar Creek Estates of record in Book 6662, Page 433, said Register's Office; (4) Easements of record in Book 7382, Page 962, Book 6613, Page 533, said Register's Office; (5) Restrictive Covenants of record in 6474, Page 346, as amended in Book 6486, Page 587, and of record in Book 6474, Page 354, as amended in Book 6486, Page 588, Register's Office for said County; (6) Property tax lien for the current year, such taxes having been prorated and assumed by the grantees.

[STATE OF TENNESSEE

[COUNTY OF DAVIDSON
[The actual consideration or value, whichever is greater for this
[transfer is $155,000.00.

Affiant

[Subscribed and sworn to before me this 10th day of November 1998.

Notary Public
My Commission Expires 11/4/2000

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 Grantor does covenant with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantor does further covenant and bind himself, his 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 Grantor has caused this Deed to be executed this 10th day of November, 1988.

Eugene T. Collins

6727 11/11 0101 03CHECK 518.00

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 Eugene T. Collins, unmarried, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of November, 1988.

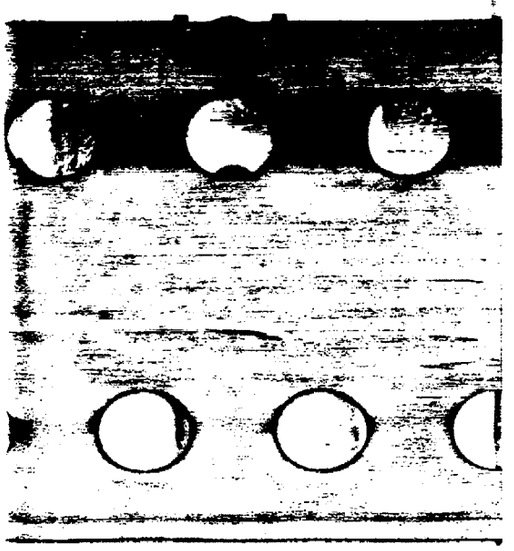
Notary Public
My Commission Expires: 11/18/90

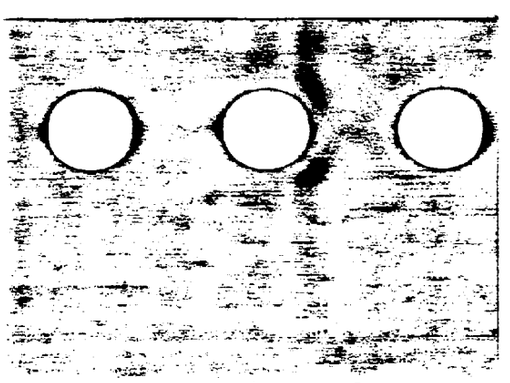
NOTARY PUBLIC AT LARGE STATE OF TENN.

8.4.8.4.3

TENNESSEE TITLE INSURANCE
Nov 11 12 30 PM '88
FILED WILLIAMSON COUNTY REGISTER

RUSH





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7701 PAGE 853

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	
				155000.00
			CON TX	511.50
			PRFEE	0.50
			WDEED	6.00
			TOTAL	518.00
			CHECK	518.00
11/11/88		01	12:33 0001	6927

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 4 8 4 3

IDENTIFICATION REFERENCE

Nov 11 12 30 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 153494