File in Box # 4

FORM NO. WD-1

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#88-11-3

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 94,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF November 1988.

Notary Public

MY COMMISSION EXPIRES: November 10, 1991

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTORNEYS, Suite 500 One Church St. Bldg, Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
CURTIS W. BAILEY (NAME)	MORTGAGEE COLLATERAL MORTGAGE LTD. (NAME)	Map 42-13
624 Vanoke Drive (STREET ADDRESS OR ROUTE NUMBER)	1900 Crestwood Boulevard P. O. Box 830180 (STREET ADDRESS)	Parcel 53
Madison, Tennessee 37115 (CITY) (STATE) (P. O. ZIP)	Birmingham, Ala 35283-0180 (CITY) (STATE) (ZIP)	11D-10760

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, CLEVE U. NILSEN and wife, ALICE H. NILSEN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CURTIS W. BAILEY and wife, JENNIFER BAILEY,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being Lot No. 5 on the Plan of Hedgewood Hills, Section 1, as of record in Book 2900, Page 135, Register's Office for said County.

Said Lot No. 5 fronts 115 feet on the east side of Vanoke Drive and runs back 301 feet on the northerly line and 263.6 feet on the southerly line to a dead line in the rear measuring 169.5 feet thereon.

Being the same property conveyed to Cleve U. Nilsen and wife, Alice H. Nilsen, by deed from William P. Nees and wife, Maggie J. Nees, of record in Book 6711, Page 490, said Register's Office.

This conveyance is subject to restrictive covenants of record in Book 3180, page 51, Register's Office for said County, easements and setback lines as set forth on the above plan of record; and taxes for the year 1988 which have been assumed by the Grantees herein.

As part of the above consideration the Grantees herein assume and agree to pay the unpaid principal balance owing upon a certain note executed by the Grantors herein and payable to the order of Collateral Mortgage, Ltd. and secured by a deed of trust to Charles W. Wolf, Trustee, of record in Book 7195, page 485, Register's office for said County.

This is (unimproved) (improved (XX)) property, known as 624 Vanoke Drive, Madison, Tennessee, 37115
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 hand this 11th day of November, 19 88

Cleve U. Nilsen
CLEVE U. NILSEN

Alice H. Nilsen
ALICE H. NILSEN

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Jonathan J. Foley, Jr., a Notary Public in and for said County and State, the within named Cleve U. Nilsen and wife, Alice H. Nilsen,

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

Witness my hand and official seal at Nashville Tennessee, this 11th day of November, 19 88.

Notary Public

Commission Expires 11/10/91

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM
CLEVE U. NILSEN and wife,
ALICE H. NILSEN

TO
CURTIS W. BAILEY and wife,
JENNIFER BAILEY

FOLEY & WEISS
ATTORNEYS AT LAW
SUITE 500
ONE CHURCH STREET BUILDING
NASHVILLE, TENNESSEE 37201

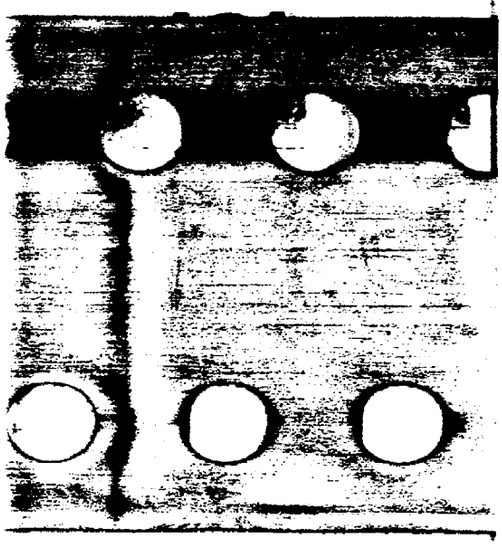
8.5049.

IDENTIFICATION REFERENCE

Nov 14 10 43 AM '88

FILED & RECORDED

7178 11/14 0101 03CHECK 319.34





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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 94800.00
CON TX 312.84
PRFEE 0.50
WDEED 6.00
TOTAL 319.34
CHECK 319.34

11/14/88 01 10:43 0001 7178

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 5 0 4 9

IDENTIFICATION REFERENCE

Nov 14 10 43 AM '88

FELIX Z. WILSON ET REGISTER
DAVIDSON COUNTY TN

No. 153740