Bot 41

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO MORTGAGEE:	MAP-PARCEL NUMBERS
John R. McConnell	Collateral Mortgage, Ltd.	11D 68470
(NAME)	(NAME)	
448 Beech Avenue	1900 Crestwood Blvd.	51-12-114
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, TN 37115	Birmingham, AL 35210-2034	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED BOOK 7740 PAGE 874

For and in consideration of the sum of TEN AND 00/100 ---------- ($10.00) DOLLARS cash in hand paid by the within named Grantee , and other good and valuable considerations, the receipt of which is hereby acknowledged,

2898 12/30 0101 03CHECK 151.10

We, ROXY S. HOWSE, AND SANDRA JOY RENFRO, as the only heirs-at-law of PHILLIP M. HOWSE, JR., DECEASED,
have bargained and sold, and by these presents do transfer and convey unto the said JOHN R. McCONNELL, unmarried,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being more particularly described in EXHIBIT "A" WHICH IS ATTACHED HERETO AND MADE A PART HEREOF AS FULLY AS IF COPIED HEREIN VERBATIM.

98089

IDENTIFICATION REFERENCE

Dec 30 2 57 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 448 Beech Avenue (House Number) (Street)
Madison, TN 37115
(P.O. Address) (City or Town) (Zip Code)

To have and to hold the said trade 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.

Whenever 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 hands this 27th day of December, 19 88

X Roxy S. Howse
ROXY S. HOWSE

Sandra Joy Renfro
SANDRA JOY RENFRO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, a Notary Public in and for said County and State Roxy S. Howse

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

Witness my hand and official seal at Madison, Tennessee, this 27th day of December, 19 88.

Joyce B. Donelson Notary Public

Commission expires 5/20/92

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7740 PAGE 875

Before me, _____, a Notary Public of 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 _____ self to be _____ of the _____, the within named bargainor, a corporation, and that _____ he as such _____ being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ self as _____.

Witness my hand and seal, at office in _____ this _____ day of _____, 19 ___.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 42,000.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me this 27th day of December, 19 88.

My commission expires 1-21-90 Notary Public Kathy J. Byers

RETURN TO:	This instrument was prepared by:
WILLIAM D. CASTLEMAN, ATTORNEY	101 CUMBERLAND AVENUE MADISON, TN 37115
Name	Address

WARRANTY DEED

FROM

TO

LAW OFFICES
WILLIAM D. CASTLEMAN
101 CUMBERLAND AVENUE
SUITE 100
MADISON, TENNESSEE 37115

AREA CODE 615
TELEPHONE 865-4750

STATE OF ARKANSAS

COUNTY OF Benton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SANDRA JOY RENFRO, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) , and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Bentonville, Arkansas, this 21st day of December, 1988.

Notary Public

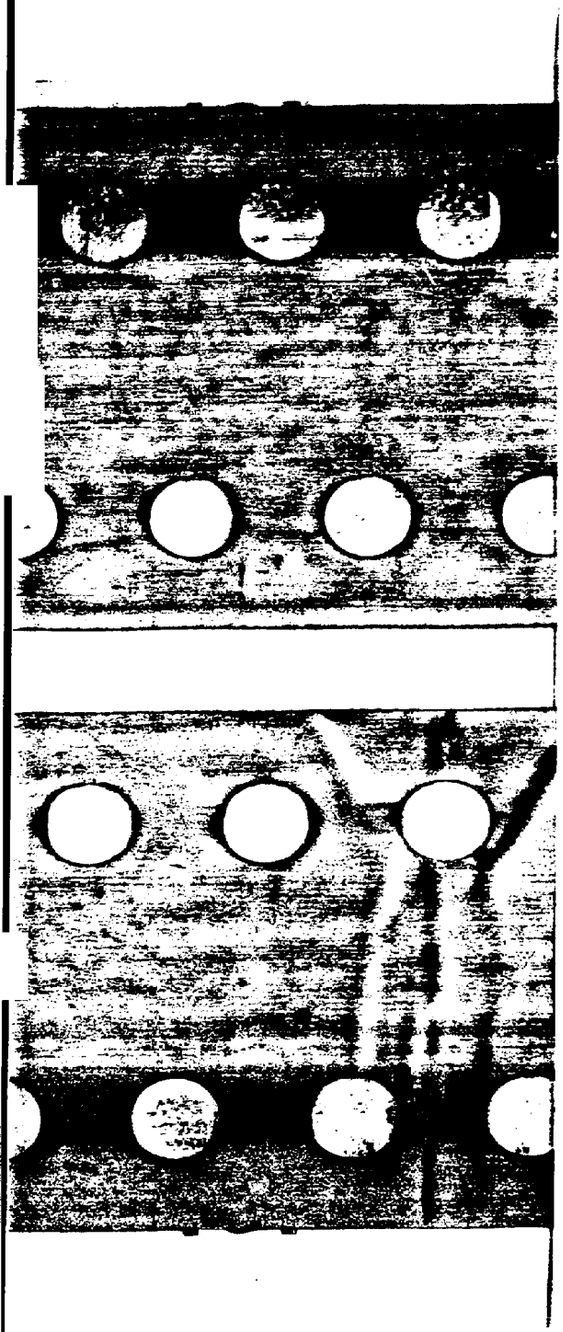
My commission expires: 10-07-90

EXHIBIT "A"

LAND in Davidson County, Tennessee, being part of Lot No. 34 and all of Lots 32 and 33 on the Map of ANDREW JACKSON'S ADDITION TO MONTAGUE PARK, as of record in Book 547, Pages 83 and 84, Register's Office for Davidson County, Tennessee and part of the OLD HAYSBORO PARK LOT on the Plan of MONTAGUE PARK, as of record in Book 421, Page 141, Register's Office for Davidson County, Tennessee and a part of Lot #3 on the unrecorded subdivision of said HAYSBORO PARK LOT, described altogether from a copy of a survey made by George W. Watkins, Surveyor, dated September 29, 1959, as follows:

BEGINNING at the Southwest corner of Beech Avenue and Fernbank Drive; thence with the Southwesterly margin of Beech Avenue 113 feet, more or less, to the Easterly margin of a rock wall; thence Southwesterly along the Easterly margin of said wall, a distance of 190 feet, more or less, to a point in the Northerly margin of Indian Trail, being in the front line of Lot No. 34, and being Easterly 6.4 feet more or less from the Southwest corner of Lot No. 34 on the Andrew Jackson Addition of record as aforesaid, thence Westerly along the margin of said Indian Trail a distance of 87 feet, more or less, to the Southwest corner of Lot No. 32; thence Northeasterly with the line between Lots Nos. 31 and 32 in said plan and the line between Lots Nos. 3 and 4 in the subdivision of the Haysboro Park Lot 108.2 feet, more or less, thence Southeasterly 70 feet, thence Northeasterly 82.7 feet to Beech Avenue; thence Southeasterly with the same 17 feet to the beginning.

Being a portion of the same property conveyed to PHILLIP M. HOWSE, JR. and wife, MARY G. HOWSE, by deeds from J. B. LIMEHOUSE, JR., and wife, of record in Book 1250, Page 329, and by deed from RUTH K. POTEET, of record in Book 2813, Page 638, Register's Office for Davidson County, Tennessee. The said PHILLIP M. HOWSE, JR. having since died, with the said MARY C. HOWSE having predeceased him.



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

RECEIVED OF _____

FOR _____

BOOK 7740 PAGE 878

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 42000.00
CON TX 138.60
PRFEE 0.50
MDEED 12.00
TOTAL 151.10
CHECK 151.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/30/88 01 14:58 0001 2898

98089

IDENTIFICATION REFERENCE

DEC 30 2 57 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 169014