PAGE

30295

IDENTIFICATION REFERENCE

MAY 4 11 39 AM '89

THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
Mail · 333 SOUTH GALLATIN ROAD
MADISON, TN 37115

ADDRESS NEW OWNER:
ALLISON DOUGLAS BARRETT
4614 GRINSTEAD PLACE
NASHVILLE, TN 37216

MAP/PARCEL NUMBER:
MAP 61-03
PARCEL 62

BOOK 7833 PAGE 226

SEND TAX BILLS TO:
COLLATERAL MORTGAGE, LTD.
2100 FIRST AVENUE NORTH
BIRMINGHAM, ALABAMA 34203-4202

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $52,867.04

Allison Douglas Barrett
AFFIANT

Subscribed and sworn to me this the 2ND day of MAY, 1989

Notary Public
My commission expires: 9-Sept-92

RE-1 32 U.

IDENTIFICATION REFERENCE

MAY 15 8 47 AM '89

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 considerations, including a certain indebtedness from DEANA L. MONTGOMERY to COLLATERAL MORTGAGE, LTD. , of record in Book 7200, page 633, the liability for which the Grantee hereby expressly assume and holds Grantor harmless from same, the receipt and sufficiency of which are hereby expressly acknowledged, I, DEANA L. HOWELL, FORMERLY DEANA L. MONTGOMERY, hereinafter referred to as GRANTOR, have this day bargained and sold, and do hereby transfer and convey unto the said ALLISON DOUGLAS BARRETT, hereinafter referred to as GRANTEE, HIS successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 4614 GRINSTEAD, NASHVILLE, TN 37216.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEE, HIS successors, heirs and assigns forever, I covenant that I AM lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

Billy Hugh Howell, husband of Deana L. Howell, joins in this conveyance for the sole purpose of conveying any right, title and interest he may have in the property hereinafter described, marital or otherwise.

I further covenant and bind MYSELF and MY heirs and representatives, to warrant and forever defend the title to said GRANTEE, HIS successors, heirs and assigns, against the lawful claims of all persons.

WITNESS my hand this 2ND day of MAY, 1989.

Deana L. Montgomery Howell
Deana L. Howell

Billy Hugh Howell

Allison Douglas Barrett

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEANA L. HOWELL, FORMERLY DEANA L. MONTGOMERY, et vir, Billy Hugh Howell, the within named bargainors, 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 MADISON, Tennessee, on this the 2ND day of MAY, 1989.

notary public

My commission expires: 5-11-92

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Allison Douglas Barrett, the within named bargainor, 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 Madison, Tennessee, on this the 2nd day of May, 1989.

notary public

My commission expires: 5-11-92

EXHIBIT 'A'

BEING Lot No. 15 and 16 of Block "K", of Broadmoor, Section II, as of record in Book 547, page 174, said Register's Office.

SAID Lots Nos. 15 and 16 adjoin and front together 80 feet on the east side of Grinstead Place, and extends back between parallel lines 100 feet to a dead line.

BEING the same property conveyed to Deana L. Montgomery, now Deana L. Howell by marriage, by Quitclaim Deed from Nancy S. Sutton, of record in Book 7200, page 631, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. Real property taxes for 1989 and all future years.

2. Plat of record in Book 547, page 174, Register's Office for Davidson County, Tennessee.

3. Deed of Trust from Deana L. Montgomery to Charles W. Wall, Trustee, of record in Book 7200, page 633, Register's Office for Davidson County, Tennessee, to secure to Collateral Mortgage, Ltd., the payment of one note dated April 6, 1987, in the original principal amount of $43,492.00, due and payable as set forth therein.

5933 05/15 0101 03CHECK

7980 05/04 0101 03CHECK 184.07