This Instrument Prepared By:
DAVID R. KENNEDY, ATTORNEY AT LAW
4207 Lebanon Rd., Suite 200
Hermitage, TN 37076
PH: (615) 883-4998

ADDRESS NEW OWNER:
JOSEPH EDWARD FOX, SR. and wife,
OLLIE MAI FOX
P. O. Box 5822
Madison, TN 37116

SEND TAX BILLS:
SAME

MORTGAGEE:
NONE

MAP AND PARCEL:
Map -- 53
Group -- 14
Parcel -- 85.00
& 86.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Lloyd Randy Collins, who is one and the same person as Lloyd R. Collins, and wife, Elise Collins (who joins in this conveyance for the express purpose of conveying any marital interest that she might otherwise have in said real property), the said Lloyd Randy Collins, acting by and through his duly authorized Court appointed Conservator, David R. Kennedy, and the said Elise Collins, acting by and through her duly authorized Court appointed Conservator, Richard Manson, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Joseph Edward Fox, Sr. and wife, Ollie Mai Fox, hereinafter called the Grantees, their heirs and assigns, certain tracts or parcels of land in Davidson County, Tennessee, described as follows, to wit:

TRACT NO. 1 -- Being in the 11th Civil District of said County and State, and being more particularly described as follows, to-wit:

Beginning at a point marked with an iron pin in the westerly margin of Pawnee Trail, on the map or plan of Nawakwa Hills, dated April 3, 1930, and recorded November 15, 1930, in Book 843, Pages 36 and 37, Register's Office for said County. Said point of beginning being 685.8 feet, more or less (southerly with the westerly margin of said Pawnee Trail) from the southerly margin of Nawakwa Trail, and the intersection of said Pawnee Trail; thence with the westerly margin of Pawnee Trail, South 44 deg. 23' East 50 feet to a point marked with an iron pin; thence South 45 deg. 37' West 150 feet, more or less, to a point marked with an iron pin; thence North 44 deg. 23' West 50 feet to a point marked with an iron pin; thence North 45 deg. 37' East 150 feet, more or less, to the point of beginning.

Being the same property conveyed to Lloyd Randy Collins, by Warranty Deed from Martha Green Perry Ashburn, dated May 6, 1964, of record in Book 3764, Page 589. Register's Office for Davidson County, Tennessee.

TRACT NO. II -- Land in the 11th Civil District of said County and State, described as follows:

Beginning at a point marked with an iron pin, in the westerly margin of Pawnee Trail, on the map or plan of Nawakwa Hills, dated April 3, 1930, and recorded November 15, 1930, in Book 843, Pages 36 and 37, Register's Office for said County, said point of beginning being 735.8 feet, more or less (southerly with the westerly margin of said Pawnee Trail) from the southerly margin of Nawakwa Trail, and the intersection of said Pawnee Trail; thence with the westerly margin of Pawnee Trail, South 44 deg. 23' East 100 feet to a point, marked with an iron pin; thence South 45 deg. 37' west 150 feet, more or less, to a point marked with an iron pin; thence North 44 deg. 23' West 100 feet to a point marked with an iron pin; thence North 45 deg. 37' East 150 feet, more or less, to the point of beginning.

Being the same property conveyed to Lloyd Randy Collins, by Warranty Deed from Melvin Binkley and wife, Edna Jackson Binkley, dated April 29, 1964, of record in Book 3765, Page 35, Register's Office for Davidson County, Tennessee.

This is unimproved property known as Lot Nos. 85 and 86, Pawnee Trail, Madison, Tennessee, 37115.

This conveyance is made subject to all zoning ordinances, restrictions and easements of record, or which a visual inspection of the property would reveal, and is further subject to those facts, conditions and limitations shown on the plat of record in Plat Book 843, Pages 36 and 37, said Register's Office. Real property taxes for 1989 have been settled between the parties and will be paid by Grantees.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Joseph Edward Fox, Sr. and wife, Ollie Mai Fox, their heirs and assigns, forever; and we, the Grantors, 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 13th day of July, 1989.

LLOYD RANDY COLLINS
by: David R. Kennedy,
Conservator

ELISE COLLINS
by: Richard Manson,
Conservator

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Lloyd Randy Collins and wife, Elise Collins, by and through their duly authorized legal representatives and Court appointed Conservators, David R. Kennedy and Richard Manson, respectively, acting in said capacities and with full power, right and authority to act on behalf of Lloyd Randy Collins and wife, Elise Collins, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Hermitage, Tennessee, this the 13th day of July, 1989.

Kay Ann Harris
NOTARY PUBLIC

My Commission Expires: 9-11-90

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 150,000.00.

AFFIANT

Subscribed and sworn to before me this 13th day of July, 1989.

NOTARY PUBLIC

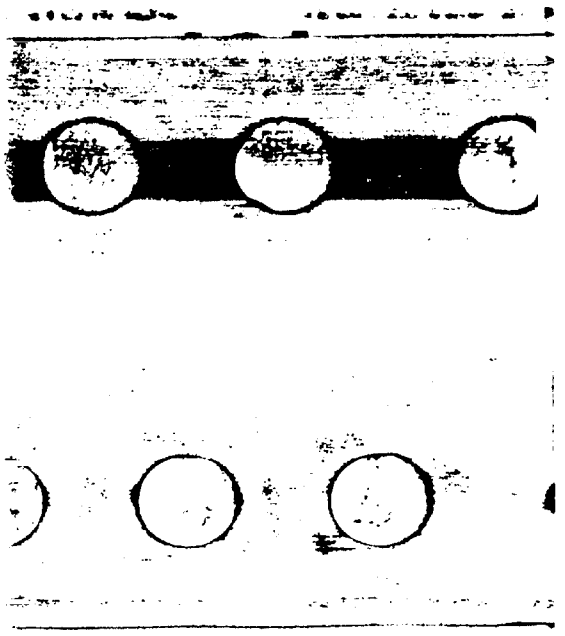
My Commission Expires: 5-13-90

RUSH

Jul 14 8 19 AM '89
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

4915.0



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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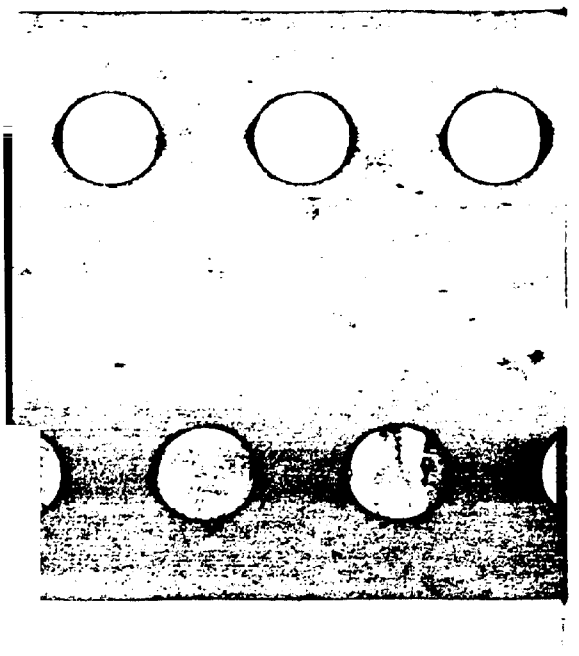
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 18000.00
CON TX 59.40
PRFEE 1.00
WDEED 9.00
TOTAL 69.40
CHECK 69.40

07/14/89 01 08:22 0001 5059

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



4.9 I.5 U.

IDENTIFI REFERENCE

JUL 14 8 19 AM '89

DAVIDSON COUNTY, TN

No. 228740