BOOK 7990 PAGE 660

STATE OF TENNESSEE
COUNTY OF SUMNER }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 34,500.00

Avert J. Gaw
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF November 19 89

Notary Public

MY COMMISSION EXPIRES December 29, 1990
(AFFIX SEAL)

Mail THIS INSTRUMENT WAS PREPARED BY
AMERICAN ESCROW COMPANY, 111 Hazel Path, P.O. Box 1733, Hendersonville, TN 37077
NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	MORTGAGEE: SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
AVERT J. GAW	BANCBOSTON MORTGAGE CORP.	11D 42625/52-1-104
(NAME) 123 RAY AVENUE	(NAME) P.O. BOX 44090	11D 42620/52-1-105
(STREET ADDRESS OR ROUTE NUMBER) OLD HICKORY, TN 37138	(STREET ADDRESS) JACKSONVILLE, FLORIDA 32231	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. ZIP)	

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, OSCAR P. COLLINS AND WIFE, MARY ANN COLLINS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO AVERT J. GAW

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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOTS 15 AND 16, OF BLOCK "A", ON THE PLAN OF CRITTENDEN ESTATES, AS OF RECORD IN BOOK 974, PAGE 69, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOTS NOS. 15 AND 16 ADJOIN AND FRONT TOGETHER 100 FEET ON THE NORTHERLY SIDE OF NEELY'S BEND ROAD, AND RUNS BACK BETWEEN PARALLEL LINES, 165 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO OSCAR P. COLLINS AND WIFE, MARY ANN COLLINS BY DEED OF RECORD IN BOOK 4906, PAGE 200, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ALL RESTRICTIONS AND EASEMENTS OF RECORD.

AS PART OF THE CONSIDERATION HEREFORE IS THE GRANTEE'S ASSUMPTION OF THE DEED OF TRUST OF RECORD IN BOOK 4906, PAGE 202, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND UNPAID BALANCE OF THE NOTE THEREBY SECURED IN THE ORIGINAL PRINCIPAL AMOUNT OF $22,850.00, NOW PAYABLE TO BANCBOSTON MORTGAGE CORPORATION, WHICH INDEBTEDNESS AVERT J. GAW HEREBY ASSUME AND AGREE TO PAY IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF SAID NOTE AND DEED OF TRUST.

This is improved X unimproved property, known as 325 NEELY'S BEND ROAD , MADISON , TN , 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 s this 22nd day of November , 19 89

OSCAR P. COLLINS: Oscar P Collins

MARY ANN COLLINS: Mary Ann Collins

BOOK 7990 PAGE 661

STATE OF TENNESSEE
County of SUMNER

Personally appeared before me, OSCAR P. COLLINS AND WIFE, MARY ANN COLLINS

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

Witness my hand, at office, this 22nd day of November, 1989

Commission expires December 29, 1990

W. K. GEORGAS, JR. Notary Public

STATE OF TENNESSEE
County of

Personally appeared before me,

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the _____ of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this day of 19

Commission expires

Notary Public

84339

IDENTIF. TREFERENCE

May 27 3 40 PM '89

7092 11/27 0101 03CHECK 120.85

WARRANTY DEED

FROM

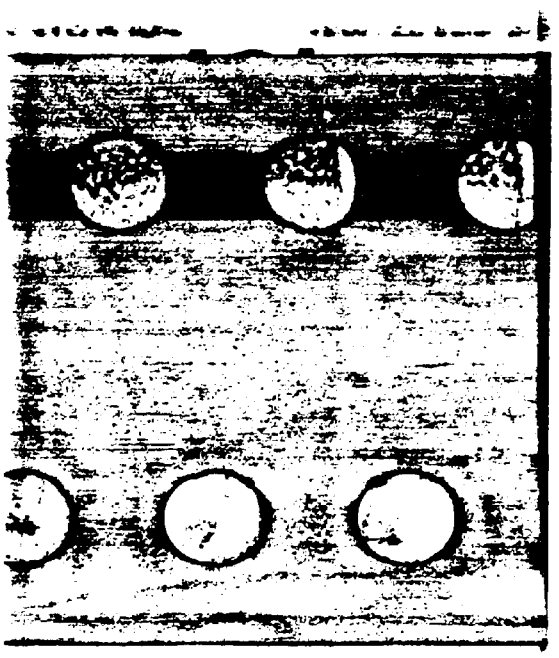
OSCAR P. COLLINS AND WIFE,

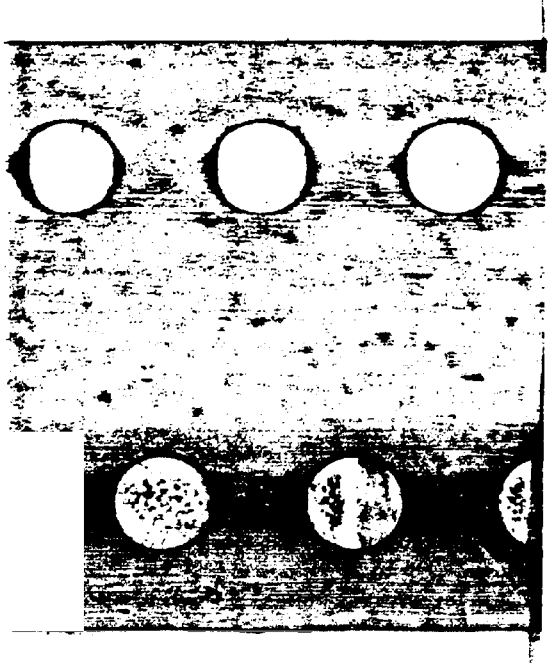
MARY ANN COLLINS

TO

AVERT J. GAW

PLEASE RETURN TO:
AMERICAN ESCROW COMPANY
P.O. Box 1733
Hendersonville, TN 37077





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7990 PAGE 662

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 34500.00
CON TX 113.85
PRFEE 1.00
WDEED 6.00
TOTAL 120.85
CHECK 120.85

11/27/89 01 09:40 0001 7092

RECEIPT IS NOT PAID UNTIL CHECK IS PAID BY BANK

84339

IDENTIF. TREFERENCE

Nov 27 9 40 AM '89

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 269889