This instrument prepared by Escrow Corporation of Nashville, 841 Wren Road, P.O. Box 976, Goodlettsville, TN 37072.

WARRANTY DEED

BOOK 8051 PAGE 543

THIS INSTRUMENT PREPARED BY

ESCROW CORPORATION OF NASHVILLE
841 WREN ROAD
P.O. BOX 976
GOODLETTSVILLE, TN 37072

mail

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 74,900.00

Charles W. Beard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22nd DAY OF February, 19 90

Notary Public

MY COMMISSION EXPIRES: September 11, 1990

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE	MAP-PARCEL NUMBERS
CHARLES W. BEARD, et ux (NAME)	COLLATERAL MORTGAGE, LTD. (NAME)	32-13
1805 Winter Place (STREET ADDRESS OR ROUTE NUMBER)	1900 Crestwood Boulevard (STREET ADDRESS)	99
Nashville, Tn. 37207 (CITY) (STATE) (P.O. ZIP)	Birmingham, Alabama 35210 (CITY) (STATE) (ZIP)	10D 51839

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, JOE L. WALL AND MIKE SUGGS, d/b/a J & M INVESTMENTS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHARLES W. BEARD and wife, BRENDA G. BEARD

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. 92 on the Plan of Timbertrail, Section 7, of record in Plat Book 6900, page 664, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Joe L. Wall and Mike Suggs, d/b/a J & M Investments, by deed from Jim Sweeney Construction, Inc., a Tennessee corporation, of record in Book 7810, page 515, Register's Office for Davidson County, Tennessee.

REGISTER'S OFFICE DAVIDSON COUNTY TN.
FEB 26 8 31 AM '90
IDENTIF. TREFERENCE
06066

unimproved ( )
This is improved (X) property, known as 1805 Winter Place, Nashville, Tennessee 37207
(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 February, 19 90

J & M INVESTMENTS
BY: Joe L. Wall
JOE L. WALL, Partner

J & M INVESTMENTS
BY: Mike Suggs
MIKE SUGGS, Partner

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STATE OF _____

COUNTY OF _____

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

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

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

Commission Expires _____ _____, Notary Public.

_____

STATE OF _____

_____ County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon his oath / their several oaths acknowledged himself / themselves to be the _____ ____ and _____ respectively of the _____ the within named bargainor, a corporation, and that he / they as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same by the said _____ as such _____.

WITNESS my hand and official seal at office at _____, Tennessee. on this the _____ day of _____, 19____

My commission expires _____ _____ Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

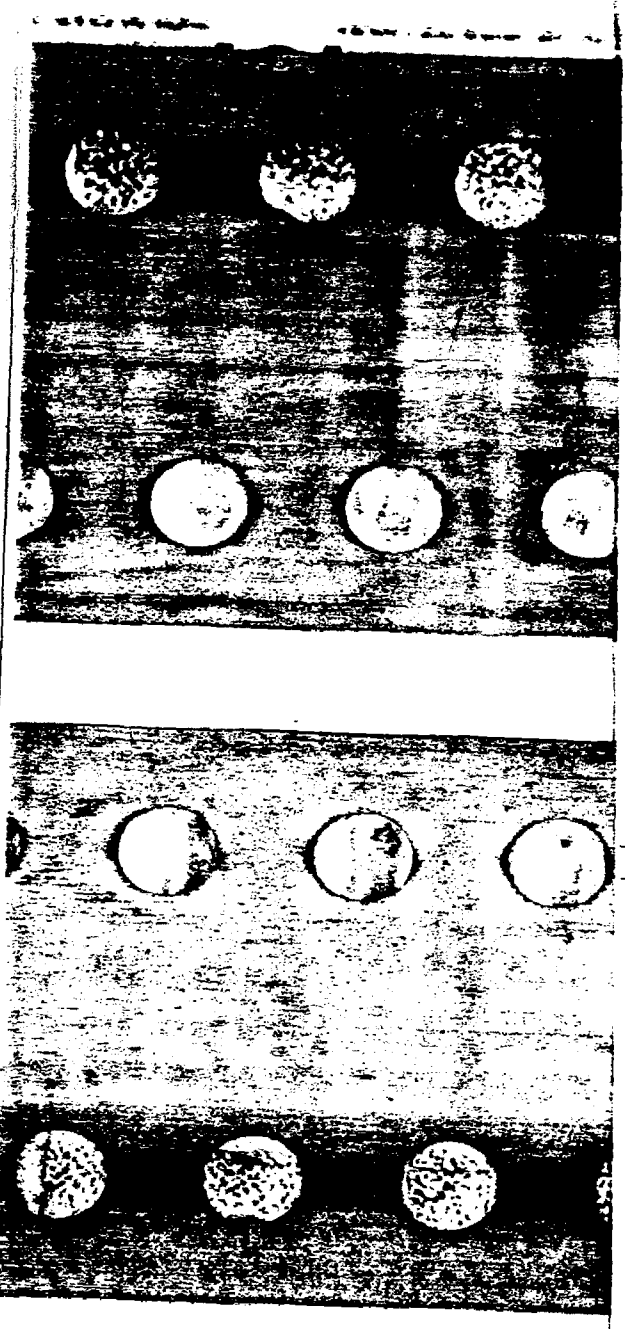
Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Joe L. Wall & Mike Suggs, with whom I am personally acquainted, and who, upon oath, acknowledged himself/themselves to be partner/partners of J & M Investments, the within named bargainor, a partnership, and that he/they as such partner/partners, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself/themselves as partner/partners.

Witness my hand and official seal at Goodlettsville, Tennessee this 22nd day of February, 19 90.

_____
NOTARY PUBLIC

My Commission Expires: September 11, 1990.

5471 02/26 0101 03CHECK 254.17



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 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 74900.00
CON TX 247.17
PRFEE 1.00
WDEED 6.00
TOTAL 254.17
CHECK 254.17

02/26/90 01 08:29 0001 5471

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06066

IDENTIF. REFERENCE

FEB 26 8 31 AM '90

DAVIDSON COUNTY TN.

No. 295439