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

WARRANTY DEED

BOOK 8056 PAGE 149

THIS INSTRUMENT PREPARED BY

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $71,400.00

Janet McKinley James
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th 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
MELVIN G. JAMES, JR., et ux (NAME)	COLLATERAL MORTGAGE, LTD. (NAME)	32-13
4363 Summertime Drive (STREET ADDRESS OR ROUTE NUMBER)	1900 Crestwood Boulevard (STREET ADDRESS)	92
Nashville, Tn. 37207 (CITY) (STATE) (P.O. ZIP)	Birmingham, Alabama 35210 (CITY) (STATE) (ZIP)	10D 51832

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, JIM SWEENEY CONSTRUCTION, INC., a Tennessee corporation,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MELVIN G. JAMES, JR. and wife, JANET McKINLEY JAMES

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. 68 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 Jim Sweeney Construction, Inc., a Tennessee corporation, by deed from Joe L. Wall and Mike H. Suggs, d/b/a J & M Investments, of record in Book 8018, page 200, Register's Office for Davidson County, Tennessee.

07614

IDENTIF. TREFERENCE

MAR 2 9 59 AM '90

DAVIDSON COUNTY TN.

8695 03/02 0101 03CHECK 241.62

unimproved ( )
This is improved (X) property, known as 4363 Summertime Drive, 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 my hand this 28th day of February, 19 90

JIM SWEENEY CONSTRUCTION, INC.

BY: James S. Sweeney Jr. Pres

JAMES S. SWEENEY, JR., President

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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 TENNESSEE

DAVIDSON County

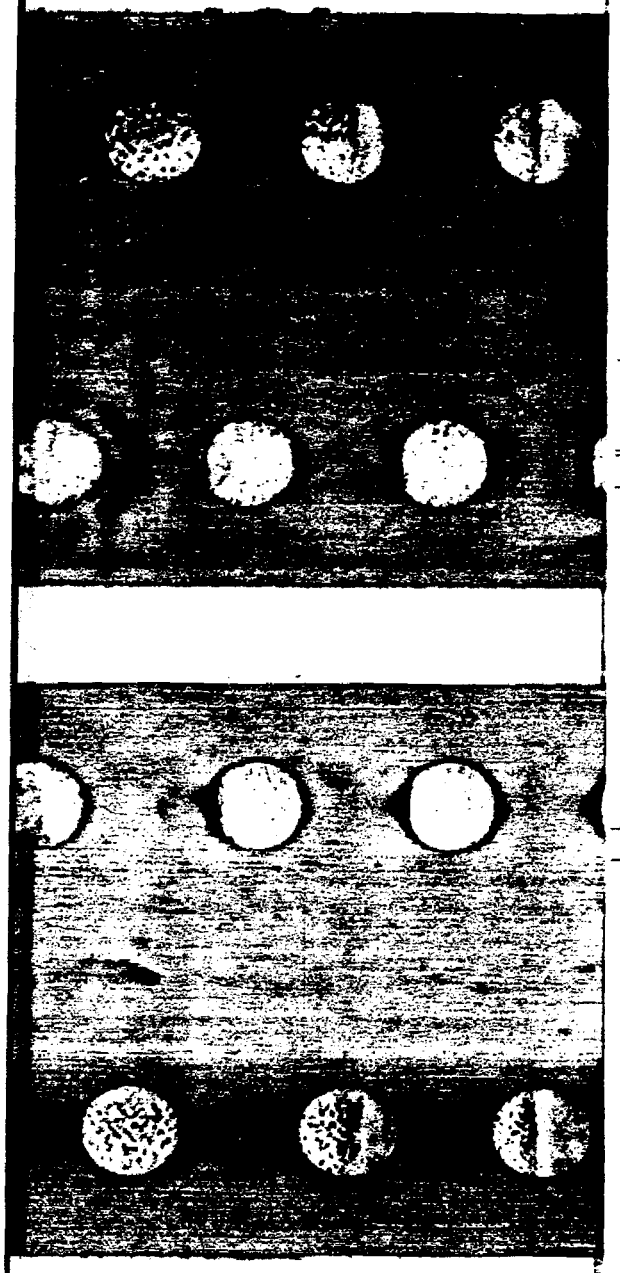
Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared James S. Sweeney, Jr.

and _____, with whom I am personally acquainted and who upon his oath ~~their several oaths~~ acknowledged himself ~~themselves~~ to be the president ____ and _____ respectively of the Jim Sweeney Construction, Inc. the within named bargainor, a corporation, and that he as such president 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 James S. Sweeney, Jr. as such president and attesting the same by the said _____ as such _____.

WITNESS my hand and official seal at office at Goodlettsville, Tennessee. on this the 28th day of February, 19 90

My commission expires September 11, 1990

_____ Notary Public



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

RECEIVED OF _____

FOR _____

BOOK 8056 PAGE 151

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	71400.00
CON TX	235.62
PRFEE	1.00
MDEED	6.00
TOTAL	242.62
CHECK	242.62

03/02/90 01 09:59 0001 8695

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07614

IDENTIF. REFERENCE

MAR 2 9 59 AM '90

FELIX Z. WILSON JR.
DAVIDSON COUNTY TN.

No. 297207