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

WARRANTY DEED

BOOK 8072 PAGE 104

5490 03/26 0101 03CHECK 28 50

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 $ 85,000.00

Halbert G. Warden
Affiant

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

Notary Public

MY COMMISSION EXPIRES September 11, 1990

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO: MORTGAGEE	MAP-PARCEL NUMBERS
HALBERT G. WARDEN, et al (NAME)	COLONIAL MORTGAGE COMPANY (NAME)	30
4801 Whites Creek Pike (STREET ADDRESS OR ROUTE NUMBER)	One Commerce Street (STREET ADDRESS)	19
Whites Creek, Tn. 37189 (CITY) (STATE) (P.O. ZIP)	Montgomery, Alabama 36142-0001 (CITY) (STATE) (ZIP)	14D 14270

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, JAMES S. DUNFORD and wife, PATRICIA J. DUNFORD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HALBERT G. WARDEN and TAMMY A. WAUFORD

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 the 14th Civil District of Davidson County, Tennessee, described according to a survey by John Kohl and Company, dated October 27, 1982, as follows:

Beginning at a post in the northeasterly intersection of Whites Creek Pike and Trantham Road; thence with the margin of said Pike 124 feet to Marvin E. Adcock property of record in Book 1646, page 333, Register's Office for Davidson County, Tennessee; thence with their southerly line North 59° East 494 feet more or less to a point in the westerly margin of Trantham Road; thence with the same, southeasterly, southerly and southwesterly 550 feet more or less, to the point of beginning.

Being the same property conveyed to James S. Dunford and wife, Patricia J. Dunford, by deed from William D. Castleman, Trustee, of record in Book 7219, page 401, and also conveyed to James S. Dunford by Divorce Decree Docket No. 85D03516, dated November 29, 1985, Circuit Court for Davidson County, Tennessee, and also by deed from Joe L. Wall and wife, Deborah L. Wall, of record in Book 6326, page 91, Register's Office for Davidson County, Tennessee.

Grantees assume the obligation to pay the remaining balance of a note to Collateral Mortgage, Ltd., secured by a deed of trust of record in Book 7219, page 403, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (XX) property, known as 4801 Whites Creek Pike, Whites Creek, Tn. 37189 (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 March, 19 90

James S. Dunford
JAMES S. DUNFORD

Patricia J. Dunford
PATRICIA J. DUNFORD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James S. Dunford and Patricia J. Dunford

the bargainor S, 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 Goodlettsville, Tennessee, this 22nd day of March, 19 90

Commission Expires September 11, 1990

_____, 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 their several oaths acknowledged themselves to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that 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 _____

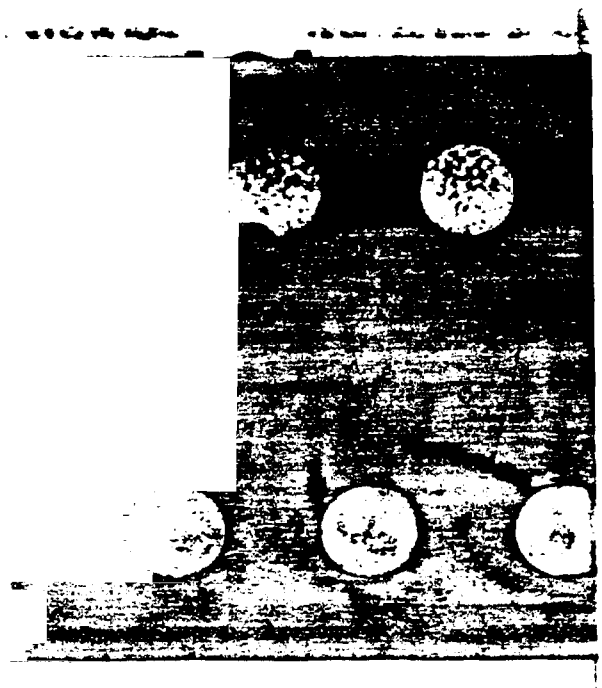
_____
Notary Public

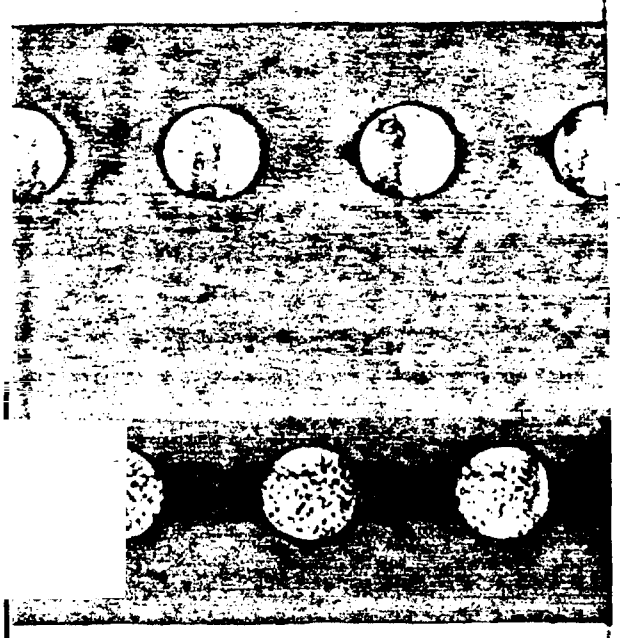
13391

IDENTIF. TREFERENCE

MAR 26 10 53 AM '90

DAVIDSON COUNTY TN.





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 85000.00
CON TX 280.50
PRFEE 1.00
MDEED 6.00

TOTAL 287.50
CHECK 287.50

03/26/90 01 10:54 0001 5490

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 3391

IDENTIF. REFERENCE

MAR 26 10 53 AM '90

DAVIDSON COUNTY TN.

No. 303915