THIS INSTRUMENT PREPARED BY:
Mail STEWART & BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

JUN 22 10 55 AM '90

36153

ADDRESS NEW OWNER:

AUDREY R. WOODALL
318 WOODBERRY DRIVE
NASHVILLE, TN

MAP/PARCEL NUMBER:

MAP 95-7
PARCEL 30

SEND TAX BILLS TO:

COLLATERAL MORTGAGE LTD.
1900 CRESTWOOD BLVD.
P.O. BOX 830180
BIRMINGHAM, AL 35283-0180

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS 79,000.00, THIS 21ST DAY OF JUNE, 1990.

Audrey R. Woodall
AFFIANT

Subscribed and sworn to me, this the 21ST day of JUNE, 1990.

Denise C. Cates
Notary Public
My commission expires: 5-02-92

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, I, KATHLEEN F. DWYER, A SINGLE PERSON, hereinafter referred to as GRANTOR, have this day bargained and sold, and do hereby transfer and convey unto the said AUDREY R. WOODALL, A SINGLE PERSON, hereinafter referred to as GRANTEE, HER successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 318 WOODBERRY DRIVE, NASHVILLE, TENNESSEE.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEE, HER successors, heirs and assigns forever, I covenant

that I AM lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

I further covenant and bind MYSELF and MY heirs and representatives, to warrant and forever defend the title to said GRANTEE, HER successors, heirs and assigns, against the lawful claims of all persons.

WITNESS my hand this 21 day of JUNE, 1990.

Kathleen F. Dwyer
KATHLEEN F. DWYER

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATHLEEN F. DWYER, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 21ST day of JUNE, 1990.

Linda C. Allen
notary public

My commission expires: 5-11-92

EXHIBIT 'A'

Land in Davidson County, Tennessee, being lot No. 79 on the plan of Merry Oaks of record in Book 1835, pages 67 and 68, Register's Office for said County and part of an unnumbered tract Marked "McFarland Heights" lying in the rear of said lots both described together as follows:

Beginning at a point in the west margin of Woodberry Drive at the corner of of Lots No. 79 and 80; thence with the line between said lots, westerly passing the corner of said Lots at 200 feet, a total distance of 439 feet more or less, to a point; thence southerly 87 feet to a point; thence easterly passing the corner of Lots Nos. 78 and 79 at 239 feet more or less, a total distance of 439 feet more or less to a point in the west margin of Woodberry Drive; thence with the margin of same, northerly 87 feet to the point of beginning.

Being the same property conveyed to Kathleen F. Dwyer by Quitclaim Deed from Thomas E. Stewart, Trustee, of record in Book 7956, page 744, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. Real property taxes for 1990 and all future years.

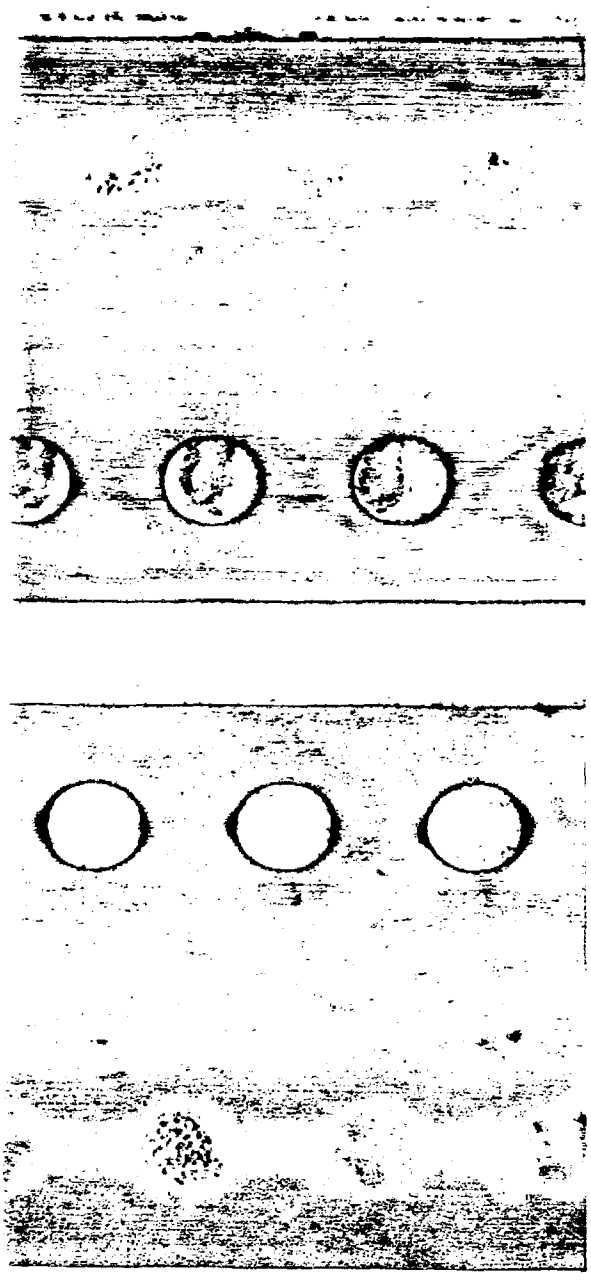
2. Plan of record in Book 1835, page 68, Register's Office for Davidson County, Tennessee, which plan shows an Owner's Certificate, a 50-foot minimum building setback line from Woodberry Drive and a 20-foot public utility and drainage easement along the rear line of said lot.

3. Easement of record in Book 4371, page 113, Register's Office for Davidson County, Tennessee.

3079 96 22 01:01 03CHECK 270.00

THIS INSTRUMENT PREPARED BY:

Y1



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

RECEIVED OF _____

FOR _____

BOOK 8137 PAGE 213

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 79000.00
CON TX 260.70
PRFEE 1.00
WDEED 9.00
TOTAL 270.70
CHECK 270.70

06/22/90 01 10:55 0001 3079

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

36153

IDENTIFICATION REFERENCE

JUN 22 10 55 AM '90

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 330702