FILE IN BOX #14
MAP 42-11B, PARCEL 65
Field Book #11D-93516

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 65,000.00 .

Patricia A. DiGioia
Affiant

Subscribed and sworn to before me this the 14th day of September, 1990.

My Commission Expires: 11/10/91

Notary Public

THIS INSTRUMENT PREPARED BY: PETER WEISS, ATTORNEY
DENNEY, LACKEY & CHERNAU, 424 Church Street, 13th Floor, Nashville, TN 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO - MORTGAGEE:
KIM M. DIGIOIA, ETUX	COLLATERAL MORTGAGE, LTD.
(Name)	(Name)
262 Mayflower Lane North	1900 Crestwood Boulevard
(Street Address)	(Street Address)
Madison, Tennessee 37115	Birmingham, AL 35283-0180
(City) (State) (Zip Code)	(City) (State) (Zip Code)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee(s)", and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, I, PEGGY C. ESTES, unmarried, hereinafter called the "Grantor", have bargained and sold, and by these presents do transfer and convey unto KIM M. DIGIOIA and wife, PATRICIA A. DIGIOIA, as tenants by the entirety, hereinafter called the "Grantees", their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Apartment Unit No. 262 of Heritage Village Condominiums created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 4758, Page 179, and amended in Book 4808, Page 829, Book 5102, Page 383, and Book 6380, Page 989, and further supplemented and amended by instrument of record in Book 6484, Page 287, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth said Master Deed as supplemented and amended. Reference is hereby made to the plat of Heritage Village Condominiums set forth as Exhibit "A" of said Supplement and Amendment to the Master Deed, for a more complete identification and description of such Unit.

BEING the same property conveyed to Peggy C. Estes by Deed from Cumberland Development Corporation of Mississippi, Inc., Successor Trustee for Heritage Village, a Joint Venture, of record in Book 7078, Page 142, Register's Office for Davidson County, Tennessee.

THIS is improved property, known as 262 MAYFLOWER LANE NORTH, MADISON, TENNESSEE 37115.

THE CONVEYANCE OF THE ABOVE PROPERTY IS MADE SUBJECT TO THE FOLLOWING:

1. All terms and provisions of the Master Deed of record in Book 4758, Page 179, amended in Book 4808, Page 829, Book 5102, Page 383, Book 6380, 989, and Supplemented and Amended in Book 6484, Page 287, Register's Office for Davidson County, Tennessee.

2. All terms and provisions of the Charter of Heritage Village Homeowners' Association, of record in Book 6418, Page 478, Register's Office for Davidson County, Tennessee, and the By-Laws and Rules and Regulations of said corporation.

3. Easements and restrictions of record and as shown on the plat of Heritage Village Condominiums set forth as Exhibit "A" of the Master Deed as supplemented and amended.

4. Taxes for the current year which have been prorated and assumed by the Grantees herein.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and I do covenant with the said Grantees that I am 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 I do further covenant and bind my heirs and/or assigns 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.

IN WITNESS WHEREOF, I have caused my name to be affixed hereto on this 14th day of September, 1990.

Peggy C. Estes

PEGGY C. ESTES

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named PEGGY C. ESTES, unmarried, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Nashville, Tennessee, this the 14th day of September, 1990.

My Commission Expires: 11/10/91

Notary Public

5 7.9 6 9
WARRANTY DEED

IDENTIFICATION REFERENCE
FROM

SEP 17 2 45 PM '90
Peggy C. Estes, unmarried

TO

Kim M. DiGioia and wife,
Patricia A. DiGioia

7852 09/17 0101 CHECK 221.50

DENNEY, LACKEY & CHERNAU
Third National Financial Center
424 Church Street, Suite 1350
Nashville, Tennessee 37219

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8197 PAGE 638

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 65000.00
CON TX 214.50
PRFEE 1.00
WDEED 6.00
TOTAL 221.50
CHECK 221.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/17/90 01 14:48 0001 9652

57969

IDENTIFICATION

SEP 17 2 45 PM '90

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 356291