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

ADDRESS NEW OWNER:

WILLIAM G. LUND ET UX
2524 McGINNIS
NASHVILLE, TN 37203

SEND TAX BILLS TO:

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

MAP/PARCEL NUMBER:

5843 10/01 0101 03CHECK 208.00

MAP 73-10
PARCEL 28

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00, THIS 28TH DAY OF SEPTEMBER, 1990.

William G. Lund
AFFIANT

Subscribed and sworn to me, this the 28TH day of SEPTEMBER, 1990.

Notary Public
My commission expires:

6 1 2 3 5
IDENTIF. & REFERENCE
OCT 1 11 31 AM '90
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

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, MONIKA M. MADDUX, A WIDOW, hereinafter referred to as GRANTOR, have this day bargained and sold, and do hereby transfer and convey unto the said WILLIAM G. LUND ET UX, ALICE C. LUND, hereinafter referred to as GRANTEES, THEIR 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 2524 McGINNIS, NASHVILLE, TN 37203.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

GRANTEES, THEIR 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 GRANTEES, THEIR successors, heirs and assigns, against the lawful claims of all persons.

WITNESS my hand this 28TH day of SEPTEMBER, 1990.

Monika M. Maddux
MONIKA M. MADDUX, A WIDOW

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MONIKA M. MADDUX, A WIDOW, 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 28TH day of SEPTEMBER, 1990.

Denise C. Allen
notary public

My commission expires: 05-11-94

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

EXHIBIT 'A'

LAND in Davidson County, Tennessee, being Lot No. 60 on the Plan of Moss Rose Estate, of record in Book 4860, page 112, Register's Office for Davidson County, Tennessee.

Said Lot No. 60 fronts 80 feet on the southerly margin of McGinnis Drive and runs back 137.54 feet on the westerly line and 146.61 feet on the easterly line to a line on the rear on which it measures 80.49 feet thereon.

Being the same property conveyed to Guy A. Maddux et ux, Monika M. Maddux, by Deed from Robert C. Adkison et ux, Bernice Adkison, of record in Book 6723, page 727, Register's Office for Davidson County, Tennessee, the said Guy A. Maddux having since died on _____, the property vests solely in his widow, Monika M. Maddux, the Grantor herein.

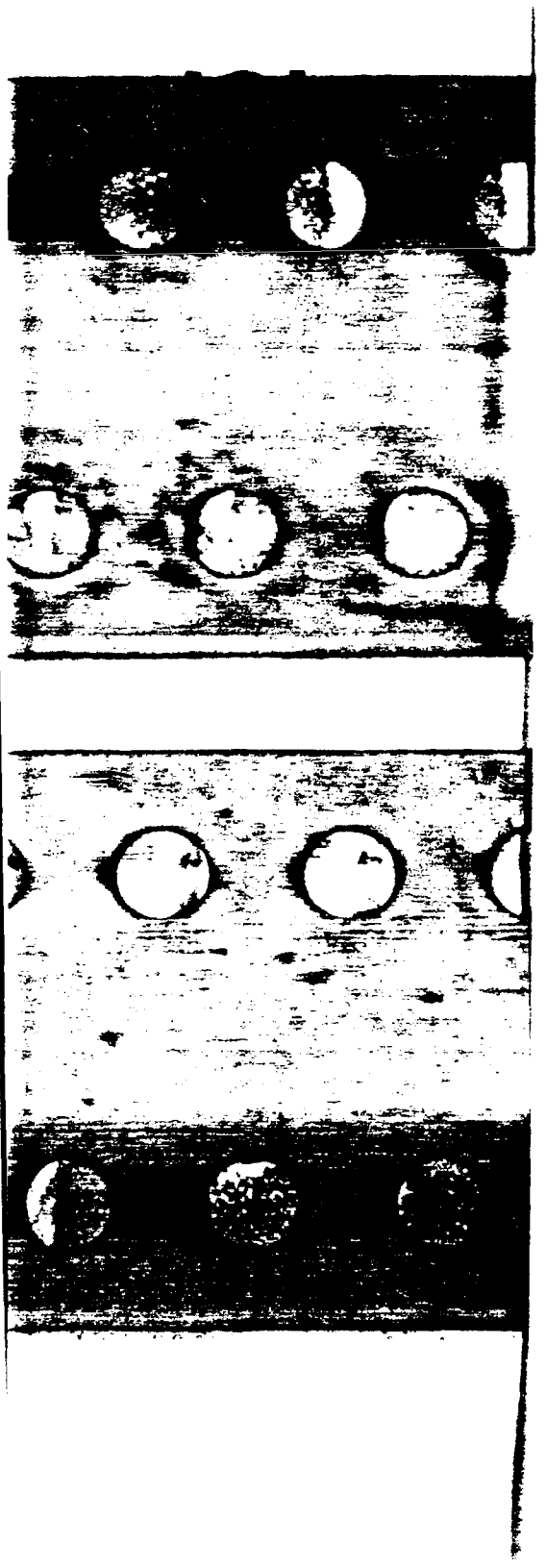
EXHIBIT 'B'

1. Real property taxes for 1991 and all future years.

2. Plat of record in Book 4860, page 112, said Register's Office, which sets forth a 30-foot minimum building setback line from McGinnis Drive; a 10-foot public utility and drainage easement along the rear of the lot; a 2.5 X 30-foot utility anchor easement located on the northwest corner of the lot and a 20-foot easement across the southwest portion of the lot.

3. Restrictions of record in Book 5039, page 359, as amended in Book 5138, page 645, Book 5311, page 345 and Book 5910, page 336, said Register's Office.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or storm drainage to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4071, page 127, said Register's Office.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8206 PAGE 720

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	60000.00
CON TX	198.00
PRFEE	1.00
WDEED	9.00
TOTAL	208.00
CHECK	208.00

10/01/90 01 11:32 0001 5848

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 R 2 3 5

[illegible] REFERENCE

Oct 1 11 31 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 360143