BOOK 8222 PAGE 971

STATE OF TENNESSEE
COUNTY OF SUMNER The actual consideration or value whichever is greater, for this transfer is $ 58,900.00

Subscribed and sworn to before me, this the 18th day of October 19 90

My commission expires: July 23, 1994 (Affix Seal)

Michael R. McGee
Affiant

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
ESCROW CORPORATION OF NASHVILLE

841 Wren Road, Goodlettsville, Tennessee 37072

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
MICHAEL R. McGEE, et ux	COLLATERAL MORTGAGE, LTD.
627 Ben Allen Road	1900 Crestwood Boulevard
STREET ADDRESS Nashville, Tennessee 37216	STREET ADDRESS Birmingham, Alabama 35283
CITY STATE ZIP	CITY STATE ZIP
MAP & PARCEL NO. 61-14/6 12DZ 08800	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, CURTIS T. STEWART

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO MICHAEL R. McGEE and wife, ERNESTINE R. McGee

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot No. 245 on the Plan of Maplewood Heights Second Subdivision, of record in Book 547, pages 103 & 104, Register's Office for Davidson County, Tennessee, and further described as follows:

Said Lot No. 245 fronts 101 feet on the northerly margin of Ben Allen Road and extends back 351.1 feet on the westerly line, and 349 feet on the easterly line, to a line in the rear measuring 100 feet thereon.

INCLUDED in the above description, but EXPRESSLY EXCLUDED from this conveyance is the following described property having been conveyed to Harold E. Mathis and wife, Martha Marie Mathis, by deed of record in Book 2926, page 330, said Register's Office.

Land in Davidson County, Tennessee, being the northerly parts of Lots No. 244 & 245 on the Map of Maplewood Heights Second Subdivision as of record in Book 547, pages 103 & 104, Register's Office for said County, and described according to a survey prepared by T. R. Sanford on June 25, 1959, as follows:

Beginning at a point in the westerly margin of Hutson Avenue at the common corners of Lots No. 244 & 243; thence westerly with a fence line along the rear lines of Lots No. 244 & 245, which is also the southerly line of Lot No. 243, 200 feet to the common rear corner of Lots No. 245 & 246; thence southerly with the common boundary line between Lots No. 245 & 246, 172 feet to a fence; thence easterly along a fence line 202 feet, more or less, to a point in the westerly margin of Hutson Avenue; thence northerly with the westerly margin of said Avenue 202.7 feet, to the point of beginning.

. . . . CONTINUED . . . . . .

THIS IS IMPROVED PROPERTY KNOWN AS 627 Ben Allen Road, Nashville, Tennessee 37216

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 18th day of October, 19 90

Curtis T. Stewart
CURTIS T. STEWART

Rhonda K. Stewart

State of Tennessee
County of DAVIDSON

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On this 18th day of October, 19 90, before me personally appeared Curtis T. Stewart to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal.
My commission expires:

July 23, 1994

Notary Public

State of Tennessee
County of Davidson

On this 18th day of October, 19 90, before me personally appeared Rhonda K. Stewart to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal.
My commission expires:

My Commission Expires March 27, 1993

Notary Public

WARRANTY DEED

. . . . LEGAL DESCRIPTION CONTINUED . . . .

ALSO INCLUDED in the above description, BUT EXPRESSLY EXCLUDED from this conveyance is the following described property having been conveyed to the State of Tennessee for the use and benefit of the Department of Transportation by deed of record in Book 4949, page 761, said Register's Office: Beginning at a point of intersection of the west margin of Hutson Avenue and the north margin of Ben Allen Road; thence along the said north boundary westerly 202 feet more or less to a point; thence North 17° 22' 42" East 6.25 feet to a point; thence South 79° 45' 18" East 202.01 feet to a point in the said west margin; thence along the said west margin South 17° 22' 42" West 7.05 feet to the point of beginning, and containing 1,394 square feet.

Being the same property conveyed to Curtis T. Stewart by deed from Homer R. Ayers, Substitute Trustee, of record in Book 8031, page 341, Register's Office for Davidson County, Tennessee.

67037

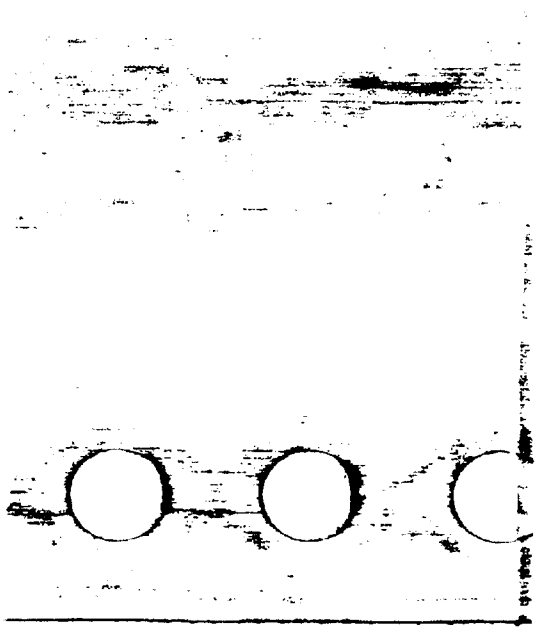
IDENTIF. REFERENCE

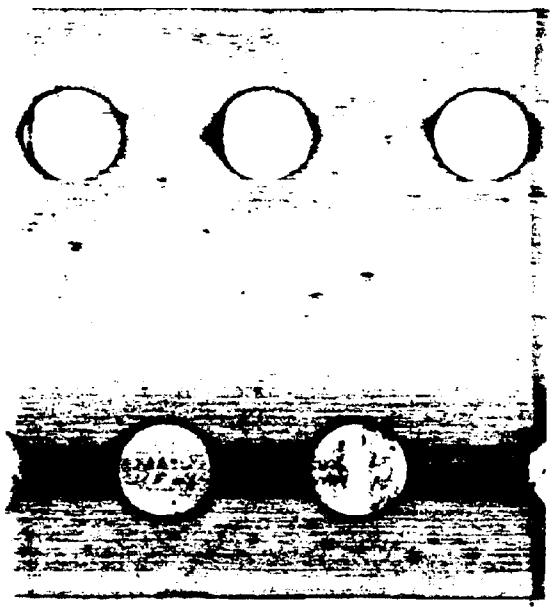
OCT 24 9 30 '90

FELIX ... DAVIDSON COUNTY TN.

2706 10/24 0101 03CHECK 201.37

TENNESSEE TITLE & TRUST, Inc.





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 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 58900.00
CON TX 194.37
PRFEE 1.00
WDEED 6.00
TOTAL 201.37
CHECK 201.37

10/24/90 01 09:32 0001 2706

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

67037

IDENTIF. REFERENCE

OCT 24 9 30 AM '90

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 366873