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

ADDRESS NEW OWNER:

JAMES A. GROWDEN
CAROL L. GROWDEN
845 NEELY'S BEND ROAD
MADISON, TN 37115

MAP/PARCEL NUMBER: 4553 10/30 0101 03CHECK 208.99

MAP 52-7
PARCEL 129

SEND TAX BILLS TO:

COLLATERAL MORTGAGE, LTD.
1900 CRESTWOOD BLVD.
BIRMINGHAM, ALABAMA 35210

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,300.00, THIS 24TH DAY OF OCTOBER, 1990.

James A. Growden
AFFIANT

Subscribed and sworn to me this the 24TH day of OCTOBER, 1990.

Notary Public
My commission expires: 5-16-93

68563

IDENTIF. REFERENCE

OCT 30 8 36 AM '90

FELIX Z. WILSON 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, EMANUEL SCHATTEN, UNMARRIED, hereinafter referred to as GRANTOR, have this day bargained and sold, and do hereby transfer and convey unto the said JAMES A. GROWDEN ET UX, CAROL L. GROWDEN, 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 845 NEELY'S BEND ROAD, MADISON, TN 37115.

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 24TH day of OCTOBER, 1990.

Emanuel Schatten by Calvin L. Tate attorney in fact
EMANUEL SCHATTEN, BY HIS ATTORNEY-IN-FACT, CALVIN L. TATE

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CALVIN L. TATE, to me known to be the person who executed the foregoing instrument in behalf of EMANUEL SCHATTEN and acknowledged that HE executed the same as the free act and deed of the said EMANUEL SCHATTEN, for the purposes therein contained.

WITNESS my hand and official seal at office in Madison, Tennessee, this 24th day of October, 1990.

Denise C. Allen
Notary Public

NOTARY PUBLIC STATE OF TENNESSEE LARGE SEAL

My Commission Expires: 5-11-92

EXHIBIT 'A'

BEING Lot No. 3 on the Plat of Rosewood Subdivision, of record in Plat Book 6900, page 902, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

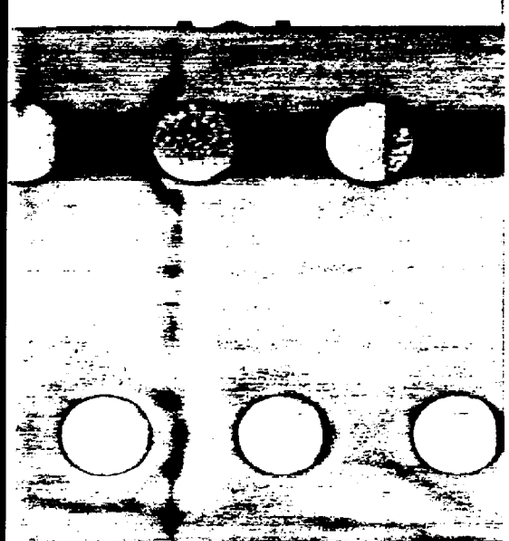
Being a portion of the same property conveyed to Emanuel Schatten by Quitclaim Deed from Calvin L. Tate, of record in Book 7920, page 66, Register's Office for Davidson County, Tennessee.

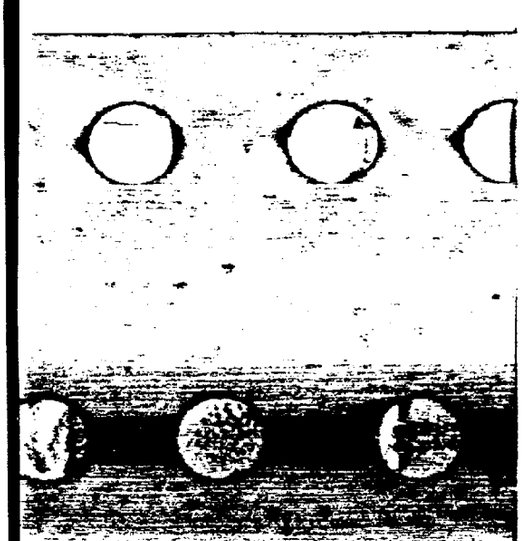
EXHIBIT 'B'

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

2. All matters and easements set forth on Plat of record in Book 6900, page 902, Register's Office for Davidson County, Tennessee.

3. Restrictions of record in Book 7860, page 562, and re-recorded in Book 7891, page 382, Register's Office for Davidson County, Tennessee.





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8226 PAGE 787

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	60300.00
CON TX	198.99
PRFEE	1.00
WDEED	9.00
TOTAL	208.99
CHECK	208.99

10/30/90 01 08:35 0001 4553

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6885 63

IDENTIF. TREFERENCE

OCT 30 8 36 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 368696