THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney-at-Law
112 Long Hollow Pike, Suite 301
Goodlettsville, Tennessee 37072

WARRANTY DEED

ADDRESS NEW OWNER:	PERSON/ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:	MAP/PARCEL
Milton Gene Black, et ux Unit 13, Rolling Meadows Dr. Goodlettsville, Tn. 37072	NEW OWNER	Map 33-4-A Parcel 13

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, including the assumption and payment of one certain Note dated August 13th, 1986, executed by Jeffrey Todd Anderson and wife, Tracey Anderson, secured by a Deed of Trust to Charles W. Wall, Trustee, of record in Book 6953, page 244, Register's Office for DAVIDSON County, Tennessee, to secure to Collateral Investment Co. the original principal amount of $76,239.00, which the GRANTEE herein assumes and agrees to pay and hold GRANTOR harmless from same, the receipt all of which is hereby acknowledged, I/WE, JEFFREY ANDERSON and wife, TRACEY ANDERSON, hereinafter referred to as the "GRANTOR", have bargained and sold, and by these presents do hereby transfer and convey unto MILTON GENE BLACK and wife, ANITA JOYCE BLACK, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

Being Unit No. 13 as shown on the Plat of Rolling Meadows, Section I, of record in Book 6250, page 504, Register's Office for Davidson County, Tennessee, together with an undivided membership in Rolling Meadows Townhomes Association, all as described in Book 6593, page 194, said Register's Office.

Being the same property conveyed to Jeffrey Anderson and wife, Tracey Anderson by deed from Corson Development, Inc., a Tennessee corporation, of record in Book 6953, page 241, Register's Office for Davidson County, Tennessee; and being the same property conveyed to Jeffrey Anderson and wife, Tracey Anderson by Deed of Correction of record in Book 7013, page 361, Register's Office for Davidson County, Tennessee.

JEFFREY TODD ANDERSON and JEFFREY ANDERSON, being one in the same person.

The current mailing address for the said property is:13 Rolling Meadows Drive, Goodlettsville, Tennessee, 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estates, title and interest thereto belonging to the said GRANTEE, their heirs and assigns, forever.

And, GRANTOR does covenant with the said GRANTEES, that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrant that the same is unencumbered, except those matters which appear of record, and:

THIS INSTRUMENT IS BEING PREPARED FROM INFORMATION FURNISHED BY THE PARTIES.

1. 1991 taxes which are a lien, but not yet due and payable, and which will be paid by the GRANTEES in full, without proration, when they become due.

2. Deed of Trust executed by Jeffrey Todd Anderson and wife, Tracey Anderson to Charles W. Wall, Trustee, of record in Book 6953, page 244, Register's Office for DAVIDSON County, Tennessee.

The GRANTOR represents and warrants that the present existing balance of the mortgage loan in favor of AMSOUTH MORTGAGE COMPANY, INC. as evidenced by the Deed of Trust of record in Book 6953, Page 244, Register's Office for DAVIDSON County, Tennessee, as hereinabove recited is $74,157.70.

And GRANTOR does further covenant and bind himself, his heirs and representatives to warrant and forever defend the title to the land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

By their signatures, the GRANTEES, MILTON GENE BLACK and wife, ANITA JOYCE BLACK, agree to indemnify and hold harmless, JEFFREY ANDERSON and wife, TRACEY ANDERSON, from any costs, expenses, or judgment, relating to any claim, demand or suit relating in any manner to the Deed of Trust and Note dated August 13th, 1986 and executed by JEFFREY TODD ANDERSON and wife, TRACEY ANDERSON to Charles W. Wall, Trustee, to secure to Collateral Investment Co., one note, in the principal amount of $76,239.00, payable as provided therein, including but not limited to attorneys fees, court costs and other litigation expenses.

WITNESS our hands on this the 25th day of March, 1991.

GRANTEES: GRANTOR:

Milton Gene Black — Jeffrey Anderson

MILTON GENE BLACK — JEFFREY ANDERSON

Anita Joyce Black — Tracey Anderson

ANITA JOYCE BLACK — TRACEY ANDERSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEFFREY ANDERSON and wife, TRACEY ANDERSON, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 25th day of March, 1991.

Judy Burnett White

NOTARY PUBLIC

BURNETT WHITE JUDY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 12/29/93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the aforesaid County and State, personally appeared MILTON GENE BLACK and wife, ANITA JOYCE BLACK, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office on this the 25th day of March, 1991.

Kathy Burnett Hulcote
NOTARY PUBLIC

My commission expires: 12/29/93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $74,157.70.

Milton Gene Black
AFFIANT

Sworn to and subscribed before me, this the 25th day of March, 1991.

Kathy Burnett Hulcote
NOTARY PUBLIC

My Commission Expires: 12/29/93

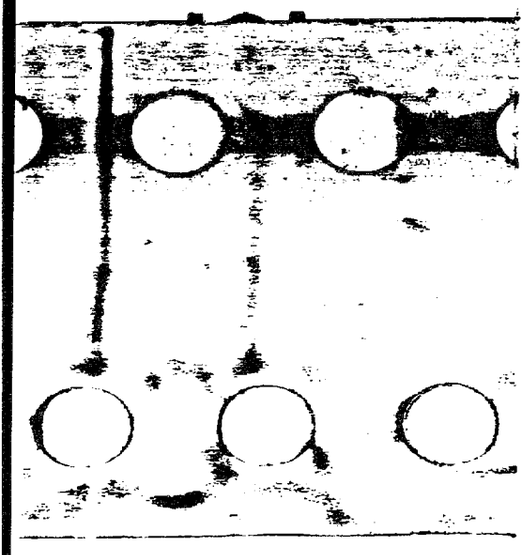
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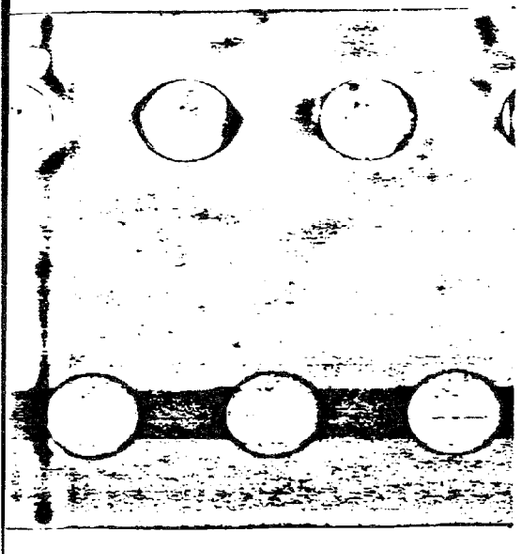
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IDENTIF. REFERENCE

MAR 26 8 42 AM '91

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8316 PAGE 166

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 74157.70
CON TX 244.86
PRFEE 1.00
WDEED 9.00
TOTAL 254.86
CHECK 254.86

03/26/91 01 08:42 0001 6422

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0 1 6 1 3

IDENTIF. TREFERENCE

MAR 26 8 42 AM '91

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 407163