Box 1

FORM NO. WD-1

BOOK 8388 PAGE 214

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 97,271.34

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF June, 19 91

Notary Public

MY COMMISSION EXPIRES: October 8th 1991

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Cary B. Fisher, Attorney, 2711 Murfreesboro Rd. #105, Antioch, TN 37013
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	Mortgagee: and Send Tax Bill To:	MAP-PARCEL NUMBERS
Terrence M. Bailey (NAME)	Colonial Mortgage Company (NAME)	136-10
325 Clearlake Drive West (STREET ADDRESS OR ROUTE NUMBER)	One Commerce Street P.O. Box 250 (STREET ADDRESS)	40
Nashville, TN 37217 (CITY) (STATE) (P. O. ZIP)	Montgomery, Alabama 36142-0001 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, James G. Atkins and wife, Carol L. Atkins

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Terrence M. Bailey and Olivette Bailey Smith, as joint tenants with right of survivorship.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 483 on the Plan of Priest Lake Park, Section 7-A, of record in Plat Book 5200, Pages 107, 108 and 109, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to James G. Atkins and wife, Carol L. Atkins by deed of record in Book 7597, Page 189, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This conveyance is subject to a certain Deed of Trust securing the payment of a promissory note to Colonial Mortgage Company of record in Book _____, Page _____, said Register's Office with a present unpaid balance of approximately $69,771.34, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to Grantee.

The grantee futher assumes the obligation of the grantor and/or original mortgagor under the terms of any instrument, regulations or laws creating the loan to indemnify the Department of Veterans Administration or Federal Housing Administration to the extent of any claim of payment arising from the guaranty or insurance of the indebtedness.

This is unimproved ( ) improved (XX) property, known as 325 Clearlake Drive West, Nashville, TN 37217
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 27th day of June, 19 91

James G. Atkins

Carol L. Atkins

STATE OF TENNESSEE
Davidson County

BOOK 8388 PAGE 215

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James G. Atkins and wife, Carol L. Atkins

the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee, this 7th day of June, 19 91.

Notary Public

Commission Expires October 9, 1991

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

James G. Atkins and wife, Carol L. Atkins

TO

Terrence M. Bailey and wife, Olivette Bailey Smith

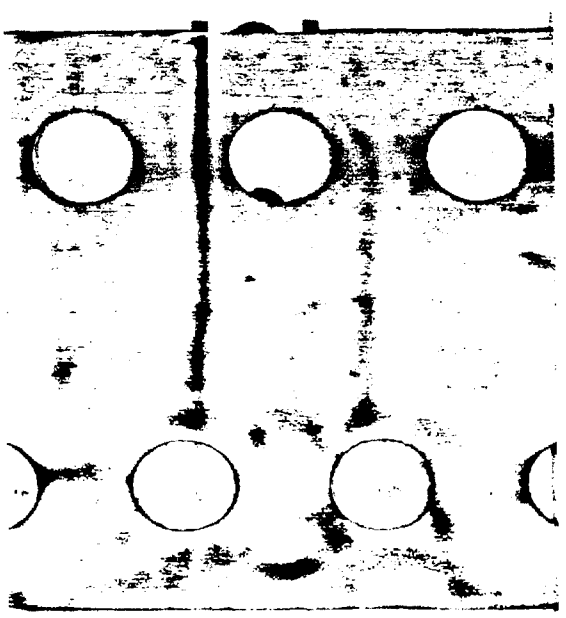
27352

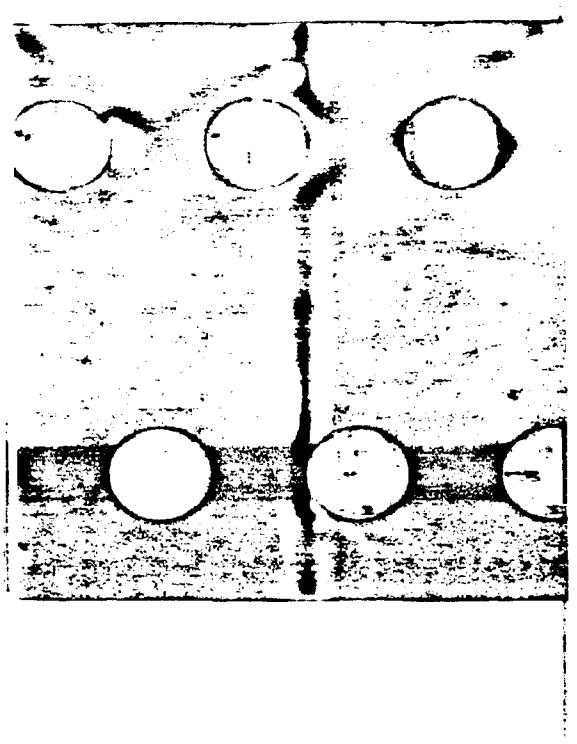
INDEXING REFERENCE

JUL 1 2 19 PM '91

7655 07/01 0101 03CHECK 328.09

Guaranty Title and Escrow Co.
Suite 105, Priest Lake Professional Building
2711 Murfreesboro Road
Antioch, Tennessee 37013
Phone (615) 367-0595
Phone (615) 367-0697





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8388 PAGE 216

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	97271.34
CON TX	321.09
PRFEE	1.00
WDEED	6.00
TOTAL	328.09
CHECK	328.09

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/01/91 01 14:21 0001 7665

27.35.2

IDENTIFICATION REFERENCE

JUL 12 2 19 PM '91

No. 436735