STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater, for this transfer is $ 65,322.65

Subscribed and sworn to before me, this the 30th day of April 19 92

My commission expires: 9-24-94
(Affix Seal)

Affiant: William J. Martin

Notary Public: Carol Lange

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
TENNESSEE TITLE & TRUST, INC.
181 East Main Street · Jefferson Building · Suite 8 · Hendersonville, Tennessee 37075

ADDRESS OF NEW OWNER:			SEND TAX BILLS TO:		
William J. Martin			Collateral Mortgage, Ltd.		
1506 Mohawk Trail			P.O. Box 830180		
Madison, TN 37115 (STREET ADDRESS)			Birmingham, AL 35283-0180 (STREET ADDRESS)		
CITY	STATE	ZIP	CITY	STATE	ZIP
MAP & PARCEL NO.: 63-02-17					

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, John B. Boyd and wife, Vivian L. Boyd

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO William J. Martin and wife, Lisa A. Martin

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. 79 on the Map of Nawakwa Hills, Powwow Addition, Section 3, of record in Book 974 at page 25, Register's Office for Davdison County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to John B. Boyd and wife, Vivian L. Boyd by deed recorded in Book 8000 at page 107, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 1992 and subsequent years, easements and restrictive covenants of record, and a Deed of Trust for the benefit of Collateral Mortgage, Ltd., of record in Book 8000 at page 110, Register's Office for Davidson County, Tennessee, which the Grantee(s) herein agree to assume and pay.

07911 IDENTIFICATION REFERENCE

MAY 6 10 22 AM '92 DAVIDSON COUNTY, TN

4055 05/06 0101 03CHECK 248.61

THIS IS IMPROVED PROPERTY KNOWN AS 1506 Mohawk Trail, Madison, TN 37115

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 30th day of April, 19 92

John B. Boyd

Vivian L. Boyd

State of Tennessee
County of Sumner

BOOK 8619 PAGE 767

On this 30th day of April, 19 92, before me personally appeared John B. Boyd and wife, Vivian L. Boyd 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 their free act and deed.

Witness my hand and official seal.
My commission expires:

9/24/94

Carol Page
Notary Public
Carol Page

State of Tennessee
County of _____

On this _____ day of _____, 19_____, before me personally appeared _____ 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 _____ free act and deed.

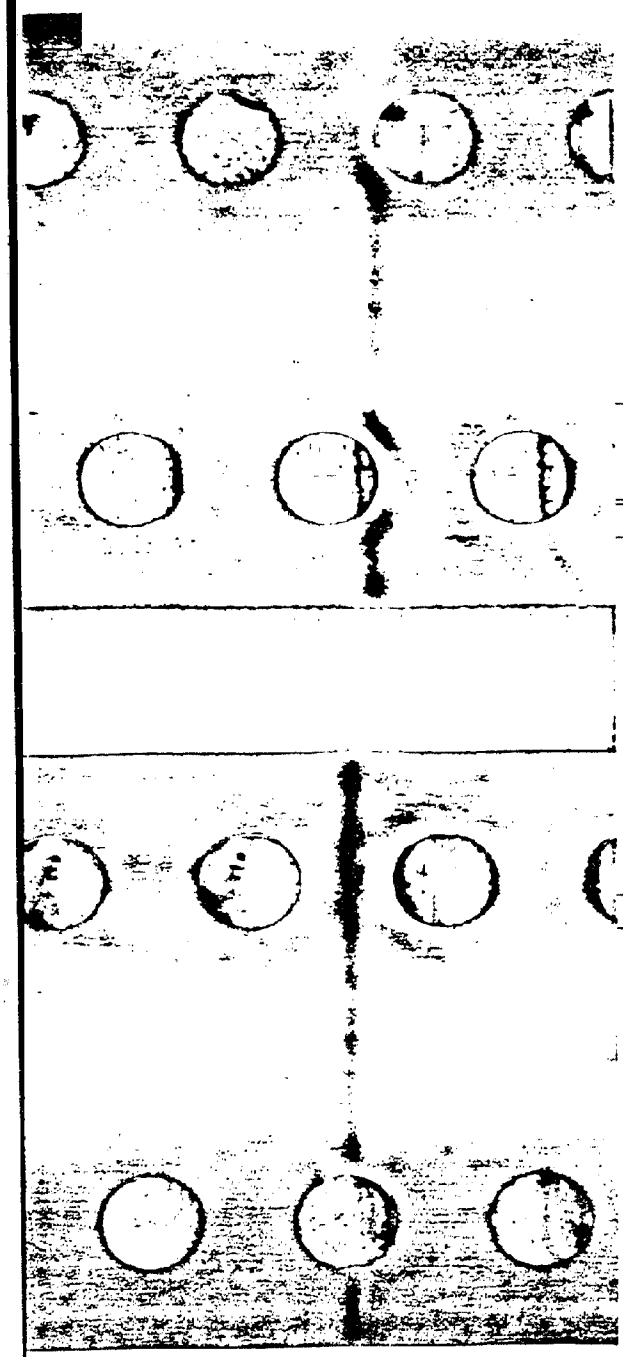
Witness my hand and official seal.
My commission expires:

_____

_____
Notary Public

WARRANTY DEED

TENNESSEE TITLE & TRUST, Inc.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8619 PAGE 708

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 65322.65
CON TX 241.61
PRFEE 1.00
WDEED 6.00
TOTAL 248.61
CHECK 248.61

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/06/92 01 10:22 0001 4055

MAY 6 10 22 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

07.911

No. 528316