FILE BOX 45

BOOK 8651 PAGE 840

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 54,919.45

Teri S. McBroom
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF June 19 92.

Patricia Nuttall
Notary Public

MY COMMISSION EXPIRES: 7/24/93

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RICHARD A. NORTHCUTT - 25 CENTURY BLVD., SUITE 202 - NASHVILLE, TN 37214

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Donald Michael McBroom (NAME)	Collateral Mortgage, LTD (NAME)	MAP 75-8
678 Dutchman's Drive (STREET ADDRESS OR ROUTE NUMBER)	1900 Crestwood Blvd. (STREET ADDRESS)	PARCEL 234
Hermitage, TN 37076 (CITY) (STATE) (P.O. ZIP)	Birmingham, AL 35283-0180 (CITY) (STATE) (ZIP)	04D90703

FOR AND 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, Sandye K. Torphy (formerly Sandy K. Morgan) and husband, William M. Torphy,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donald Michael McBroom and wife, Teri S. McBroom

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:

BEING Lot No. 7A on the Zone Lot Division of Lots 7, 8, 9, 10 and 11, on the Plan of Hunters Hill Subdivision, Section I, of record in Plat Book 6250, page 625, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Sandye K. Morgan by deed from Nevin H. Downs, of record in Book 7873, page 392, said Register's Office.

Restrictive Covenants of record in Book 6215, Page 881; Book 6223, page 335; Book 6489, page 932; and Book 6250, page 625, Register's Office said County. This policy insures that said covenants have not been violated to date and any future violation thereof will not result in a forfeiture or reversion of title.

This conveyance is subject to a Deed of Trust executed by Sandye K. Morgan, to Charles W. Bone, Trustee, for Tennessee Housing Development Agency, dated June 22, 1989, and filed for record in Book 7873, Page 395 and re-recorded in Book 7896, page 508, Register's Office for said County, with an unpaid principal amount of approximately $ 52,719.45, which the grantees herein hereby assume and agree to pay. The escrow account if any is hereby transferred to the grantees.

William M. Torphy is joining in this conveyance to convey any and all marital rights he may have to said property.

This is unimproved ( ) improved (XX) property, known as 678 Dutchman's Drive, Hermitage, TN 37076
(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 heir 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 covey 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 my hand this 12th day of June, 19 92

William M. Torphy

Sandye K. Torphy

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 8651 PAGE 841

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sandye K. Torphy and husband, William M. Torphy,

the bargainor ____, with whom I am personally acquainted/and who acknowledged that she (or proved to me on the basis of satisfactory evidence) executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 12th day of June, 19 92.

Commission expires 7/24/93

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted/and who his oath himself (or proved to me on the basis of satisfactory evidence) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that (he) (they) as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

~~Sandye K. Torphy~~

and husband, William M. Torphy

TO

Donald Michael McBroom
~~Teri S. McBroom~~

RETURN TO:

METROPOLITAN ESCROW, INC.
25 Century Blvd., Suite 202
Nashville, TN 37214

RICHARD A. NORTHCUTT
ATTORNEY-AT-LAW
25 Century Blvd., Suite 202
Nashville, TN 37214

19300

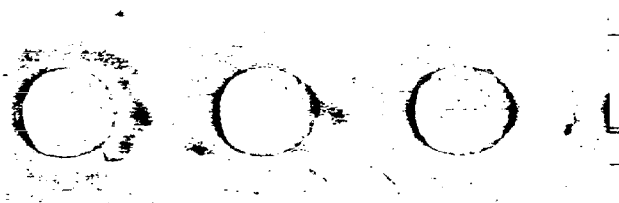
IDENTIF. REFERENCE

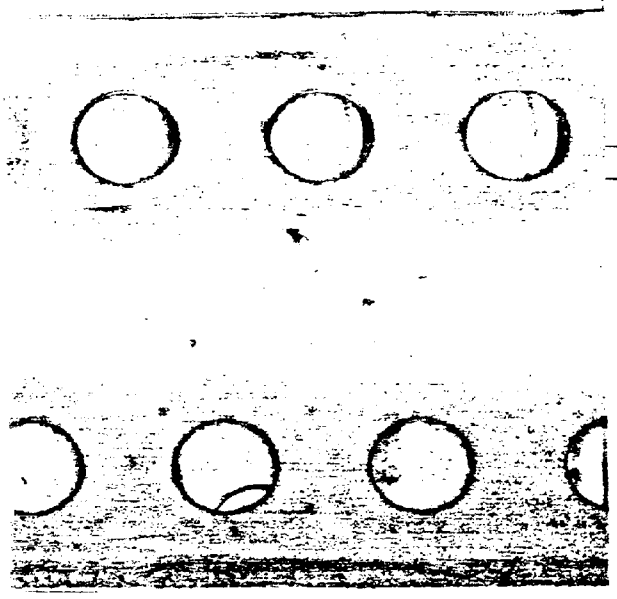
JUN 15 10 13 AM '92

DAVIDSON COUNTY

1176 06/15 0101 03CHECK 210.13







OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8651 PAGE 842

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	54919.45
CON TX	203.13
PRFEE	1.00
WDEED	6.00
TOTAL	210.13
CHECK	210.13

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/15/92 01 10:09 0001 1176

19300

IDENTIF. REFERENCE

JUN 15 10 13 AM '92

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 540924