Box 53

BOOK 8858 PAGE 463

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 72,900.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 3rd DAY OF February 19 93
Notary Public Aaron Adams
MY COMMISSION EXPIRES March 26, 1994
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EAST END TITLE & ESCROW, INC. 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JEFFREY D. HIGGINS (NAME)	COLLATERAL MORTGAGE, LTD. (NAME)	MAP 83-12
2607 DIXON DRIVE (ADDRESS)	1900 CRESTWOOD BOULEVARD (ADDRESS)	PARCEL
NASHVILLE, TN 37206 (CITY) (STATE) (ZIP)	BIRMINGHAM, AL 35283-0180 (CITY) (STATE) (ZIP)	187

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, ZELMA FRANCES SCUDDER, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JEFFREY D. HIGGINS AND WIFE, YVONNE M. HIGGINS

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. 9 on the Plan of East Towne, Section 1, as of record in Book 3700, Page 147, Register's Office for said County, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to JOHN M. SCUDDER AND WIFE ZELMA FRANCES SCUDDER, by Deed of record in Book 5204, page 393, Register's Office for Davidson County, Tennessee; the said JOHN M. SCUDDER having since died, the property now vests in the surviving tenant by the entirety being ZELMA FRANCES SCUDDER.

8990.0.
IDENTIFICATION REFERENCE
FEB 5 9 20 AM '93
FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 2607 Dixon Drive, Nashville, TN 37206
(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 my hand this 3rd day of February, 19 93

Zelma Frances Scudder
ZELMA FRANCES SCUDDER

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ZELMA FRANCES SCUDDER, UNMARRIED

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at GOODLETTSVILLE, Tennessee, this 3rd day of February 19 93

Commission expires March 26, 1994

Aaron Adams 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 upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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 _____.

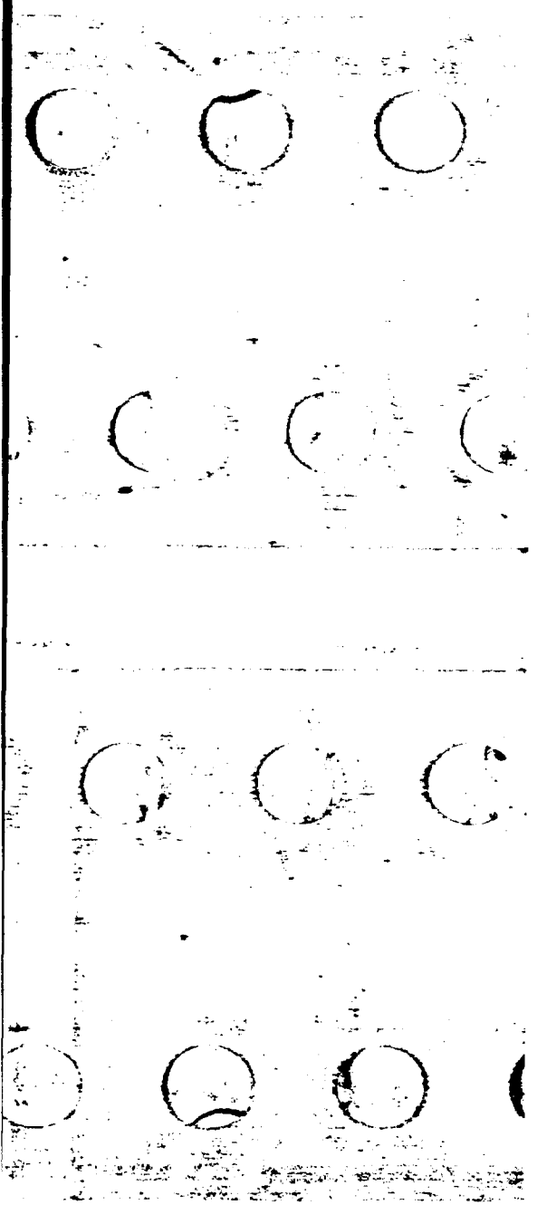
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

WARRANTY DEED
FROM
TO
RETURN TO:

0123 02/05 0101 03CHECK 278.73



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

RECEIVED OF _____

FOR _____

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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 72900.00
				CON TX 269.73
				PRFEE 1.00
				WDEED 8.00
				TOTAL 278.73
				CHECK 278.73
			02/05/93 01	09:18 0001 0123

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

89900.

IDENTIFICATION REFERENCE

FEB 5 9 20 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 618635