RETURN TO; ESCROW CORP., 315 W. MAIN ST., HENDERSONVILLE, TN. 37075 mail

WARRANTY DEED

BOOK 9072 PAGE 906

THIS INSTRUMENT WAS PREPARED BY

Escrow Corporation
315 West Main Street
Hendersonville, Tennessee 37075

THIS INDENTURE, made and entered as of the **3rd** day of **September, 1993** by and between

J & M Homebuilders, Inc. , a Tennessee corporation,

hereinafter referred to as Grantor, and

Richard R. Simmons and Martha D. Simmons, husband and wife ,

hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

Being Lot No. 86 on the Plan of Phase Two, Waterford Subdivsision, of record in Plat Book 7900, page 412, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being part of the same property conveyed to J & M Homebuilders, Inc., a Tennessee corporation, by deed of record in Book 8942, page 781, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, their heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

Whenever 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 the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

J & M Homebuilders, Inc.

H. Mike Suggs Sec.

H. Mike Suggs Secretary

93 SEP -7 PM 2:18

FELIX REGISTER
DAVIDSON COUNTY, TN.

60351

IDENTIF. & REFERENCE

CORPORATE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 9072 PAGE 907

Before me, the undersigned Notary Public of the aforesaid County and State, personally appeared H. Mike Suggs with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be Secretary of J & M Homebuilders, Inc., the within named bargainor, a corporation, and that he/she as such Secretary, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself (or herself) as Secretary.

Witness my hand, at office, in Goodlettsville, Tennessee, this 3rd day of September, 1993.

Notary Public

Commission Expiration: 7/23/94

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$79,600.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Richard R. Simmons
Affiant

Subscribed and sworn to before me this 3rd day of September, 1993.

Notary Public

Commission Expiration: 7/23/94

PROPERTY ADDRESS:
2152 Riverway Drive
Old Hickory, TN. 37138

SEND TAX BILLS TO:
Collateral Mortgage, Ltd.
1900 Crestwood Boulevard
Birmingham, Al. 35210

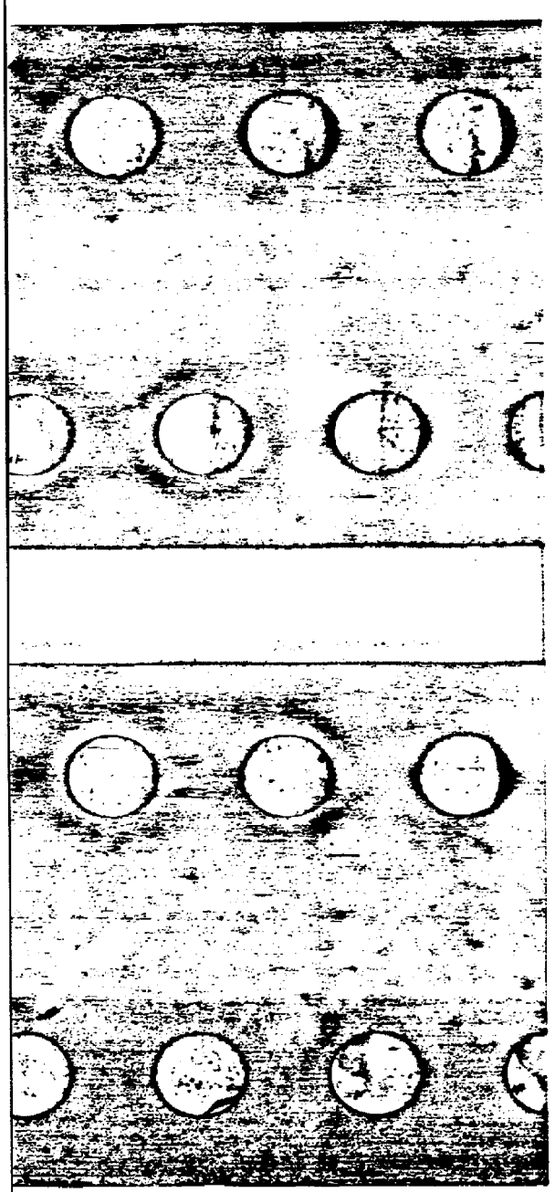
ADDRESS NEW OWNER:
Richard R. Simmons
2152 Riverway Drive
Old Hickory, TN. 37138

MAP & PARCEL NUMBER
053-06-0-A-88

FIELD BOOK NUMBER

25BL 69902 01101 03CHECK 303.52

WD-MULTI.DOC
File No. 93-710



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

RECEIVED OF _____

FOR _____

BOOK 9072 PAGE 908

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	79600.00
			CON TX	2294.52
			ERR	CO
			CON TX	2294.52-
			CON TX	294.52
			PRFEE	1.00
			WDEED	8.00
			TOTAL	303.52
			CHECK	303.52
		09/07/93	01	14:17 0001 2581

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

60351
IDENTIF. & REFERENCE

93 SEP -7 PM 2:18
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 695039