FILE BOX 45

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 70,052.89

Linda J. Jackson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF January, 94

Patricia Nuckolls
Notary Public

MY COMMISSION EXPIRES: May 24, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Linda J. Jackson	Collateral Mortgage, LTD	MAP 53
(NAME)	(NAME)	
106 Cassie Bell Drive	P.O. Box 830180	PARCEL 136
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Birmingham, AL 35283-0180	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, William M. Estes, Jr. and wife, Melissa A. Estes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Linda J. Jackson

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. 4, on the plan of Pitts Avenue Subdivision, of record in Plat Book 5210, Page 132, 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 William M. Estes, Jr. and wife, Melissa A. Estes by deed from Joe L. Wall and Mike H. Suggs, d/b/a J & M Investments, of record in Book 7793, Page 179, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 7591, Page 540 and Plat Book 5210, Page 132, Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by William M. Estes, Jr. and wife, Melissa A. Estes, to Charles W. Wall, Trustee, for Collateral Mortgage, LTD, dated March 9, 1989, and filed for record in Book 7793, Page 182, Register's Office for said County, with an unpaid principal amount of approximately $ 64,995.37, which the grantees herein hereby assume and agree to pay. The escrow account if any is hereby transferred to the grantees.

94 JAN 21 AM 10:02
FELIX Z. ANDERSON REGISTER
DAVIDSON COUNTY, TN.

09531 IDENTIF. ↑ REFERENCE

This is improved (X) unimproved ( ) property, known as 106 Cassie Bell Drive, Old Hickory, TN 37138
(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 14th day of January, 19 94

William M. Estes, Jr.

Melissa A. Estes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William M. Estes, Jr. and wife, Melissa A. Estes

the bargainor S, 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 Nashville, Tennessee, this 14th day of January, 19 94

Commission expires May 24, 1997

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

1721 01/21 0101 03CHECK 268.37

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

RECEIVED OF _____

FOR _____

BOOK 9226 PAGE 26

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 70052.89
				CON TX 259.37
				PRFEE 1.00
				MDEED 5.00
				ERR CO
				MDEED 5.00-
				MDEED 8.00
				TOTAL 268.37
				CHECK 268.37
01/21/94	01	10:02	0001	1721

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09531
IDENTIF. A REFERENCE

94 JAN 21 AM 10: 02
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 747681