BOOK 9230 PAGE 934

THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

ADDRESS NEW OWNER:

WILLIAM J. WOODFIN AND WIFE,
DEBORAH A. WOODFIN
3624 BRUSH HILL ROAD
NASHVILLE, TN 37216

MAP/PARCEL NUMBER:

MAP 62-09, PARCEL 11

SEND TAX BILLS TO:

COLLATERAL MORTGAGE, LTD.
P.O. BOX 830180
BIRMINGHAM, AL 35283-0180

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,000.00

AFFIANT

Subscribed and sworn to me, this the 20TH day of JANUARY, 1994.

Notary Public
My commission expires: 5-17-96

94 JAN 27 AM 8:37
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

IDENTIFICATION REFERENCE 11414

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, I, BEVERLY JAKES STEVENS, A MARRIED WOMAN, hereinafter referred to as GRANTOR, have this day bargained and sold, and do hereby transfer and convey unto the said WILLIAM J. WOODFIN AND WIFE, DEBORAH A. WOODFIN, hereinafter referred to as GRANTEES, THEIR successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 3624 BRUSH HILL ROAD, NASHVILLE, TN 37216.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEE, THEIR successors, heirs and assigns forever, I covenant

that I AM lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

I further covenant and bind MYSELF and MY heirs and representatives, to warrant and forever defend the title to said GRANTEES, THEIR successors, heirs and assigns, against the lawful claims of all persons.

BOBBY W. STEVENS, husband of BEVERLY JAKES STEVENS, THE GRANTOR HEREIN, joins in this conveyance for the sole purpose of conveying any right, title and interest he may have in and to the property described herein, marital or otherwise.

WITNESS my hand this 20TH day of JANUARY, 1994.

Beverly Jakes Stevens
Beverly Jakes Stevens

Bobby W. Stevens
Bobby W. Stevens

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Beverly Jakes Stevens and husband, Bobby W. Stevens, the within named bargainors, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 20th day of January, 1994.

Denise C. Allis
notary public

My commission expires: 5-11-96

DENISE C. ALLIS
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

EXHIBIT 'A'

Being Lot No. 1 on the Plan of the Resubdivision of Riverwood Subdivision, of record in Plat Book 7900, page 285, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description of said lot.

Being a portion of the same property conveyed to Beverly Jakes Stevens by Executor's Deed from Third National Bank in Nashville, Executor of the Estate of Robert Jakes, deceased, of record in Book 7999, page 913, Register's Office for Davidson County, Tennessee.

TOGETHER WITH a permanent and perpetual easement to and for the benefit of Grantees, their heirs, successors and assigns, which easement is of record in Book 8435, page 59, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. Real property taxes for 1994 and all future years.

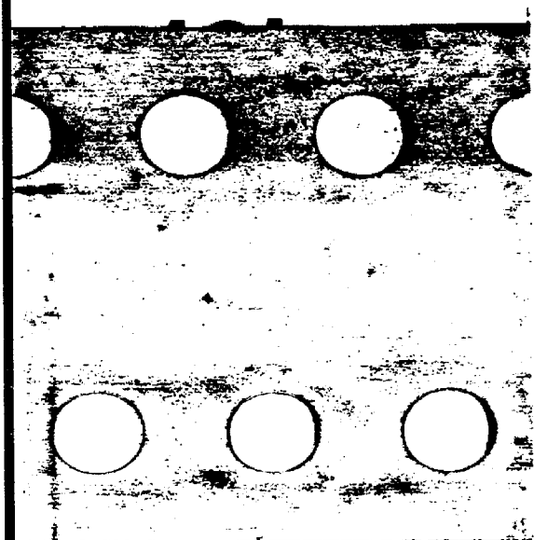
2. All matters set forth on Plan of record in Book 7900, page 285, said Register's Office.

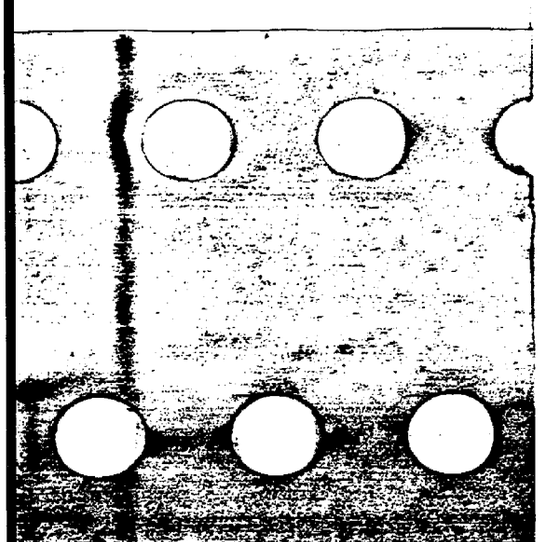
3. A 20-foot Sewer and Drainage easement to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4100, page 275, said Register's Office, which extends along the easterly portion of said lot.

4. Agreement between Commerce Union Bank, Trustee, and W.E. Park, wherein Commerce Union Bank conveyed to W.E. Park, his heirs and assigns forever, the right to take and use water from a spring located on Lot No. 27 of the original Riverwood Subdivision, including the right to lay and maintain a pipe or pipes from the spring to his property, of record in Book 724, page 313, said Register's Office.

5. Declaration and Dedication and Grant of Private Ingress-Egress Easement, of record in Book 8435, page 59, said Register's Office.

3809 01/27 0101 03CHECK 442.20





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9230 PAGE 997

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
116000.00
CON TX 429.20
PRFEE 1.00
WDEED 12.00
TOTAL 442.20
CHECK 442.20

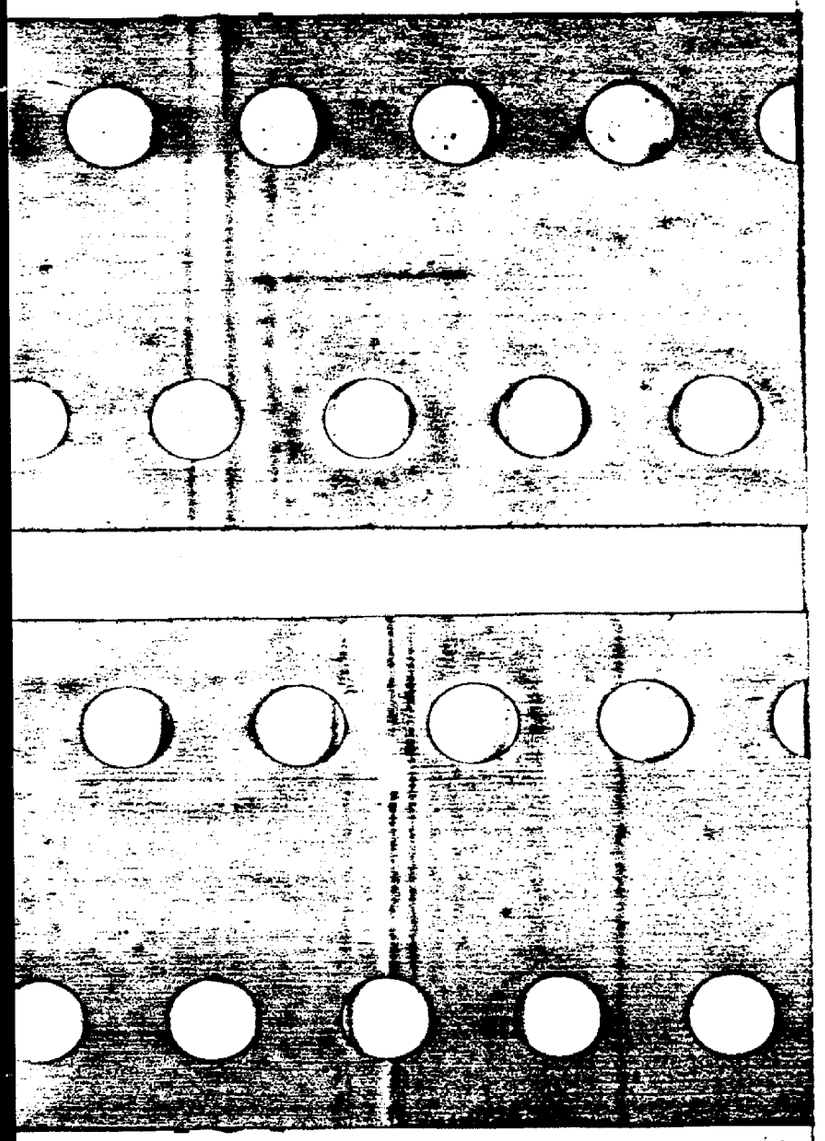
01/27/94 01 08:37 0001 3809

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11414
IDENTIF. & REFERENCE

94 JAN 27 AM 8:37
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.749744

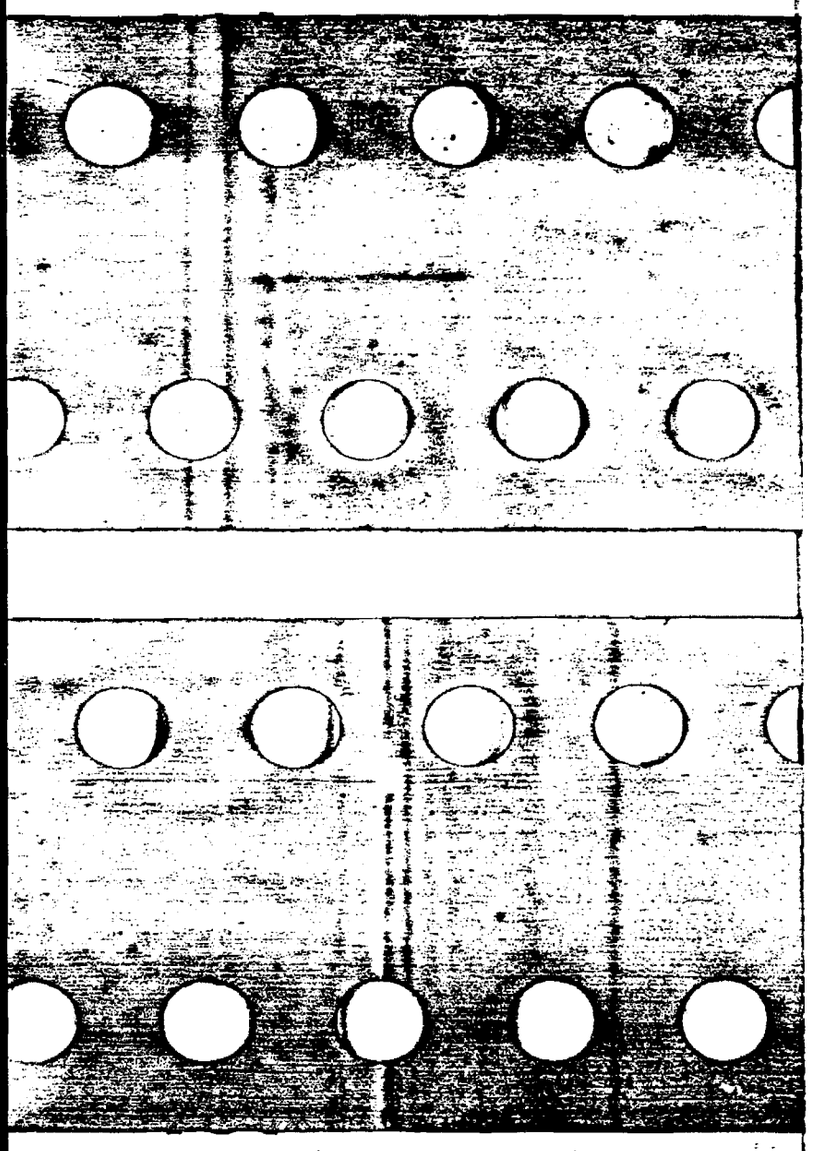


1-27-94

VOID

BOOK 9230 PAGE 998

BOOK 9230 PAGE 999



1-27-94

VOID

BOOK 9230 PAGE 998

BOOK 9230 PAGE 999