BOOK 9415 PAGE 131

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

9917 07/22 0101 03CHECK 242.40

ADDRESS NEW OWNER:

CARL SEXTON, UNMARRIED
2704 Shadow Lane
Nashville, Tn 37216

SEND TAX BILLS TO:

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

MAP/PARCEL NUMBER:

MAP 73-6, PARCEL 14

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER,FOR THIS TRANSFER IS $62,000.00.

Carl Sexton
AFFIANT
Subscribed and sworn to me, this the 19TH day of JULY, 1994.

Denise C. Allis
Notary Public
My commission expires: [illegible]-96

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

73856
IDENTIFICATION REFERENCE

94 JUL 22 AM 10:34
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

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, WE, LUTHER DRUMMOND AND WIFE, AUDRA LOUISE DRUMMOND, hereinafter referred to as GRANTORS, have this day bargained and sold, and do hereby transfer and convey unto the said CARL SEXTON, UNMARRIED, hereinafter referred to as GRANTEE, HIS 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 GRANTORS 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 2704 SHADOW LANE, NASHVILLE, TN 37216.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEE, HIS successors, heirs and assigns forever, WE covenant that WE ARE 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.

WE further covenant and bind OURSELVES and OUR heirs and representatives, to warrant and forever defend the title to said GRANTEE, HIS successors, heirs and assigns, against the lawful claims of all persons.

WITNESS OUR HANDS this 19TH day of JULY, 1994.

Luther Drummond
LUTHER DRUMMOND

Audra Louise Drummond
AUDRA LOUISE DRUMMOND

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LUTHER DRUMMOND AND WIFE, AUDRA LOUISE DRUMMOND, 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 19TH day of JULY, 1994.

Denise C. Allen
notary public

My commission expires: 5-11-96

DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

EXHIBIT 'A'

Being Lot No. 101 on the Plan of Gibson Heights, as of record in Book 1835, page 133, Register's Office for said County.

Said Lot No. 101 fronts 70.06 feet on the easterly side of Shadow Lane and extends back 185.58 feet on the northerly line and 185 feet on the southerly line to a dead line, measuring 97.26 feet thereon.

Being the same property conveyed to Luther Drummond and wife, Audra Louise Drummond, by Warranty Deed from Howard L. Gibson and wife, Margaret M. Gibson, of record in Book 2435, page 413, Register's Office for Davidson County, Tennessee.

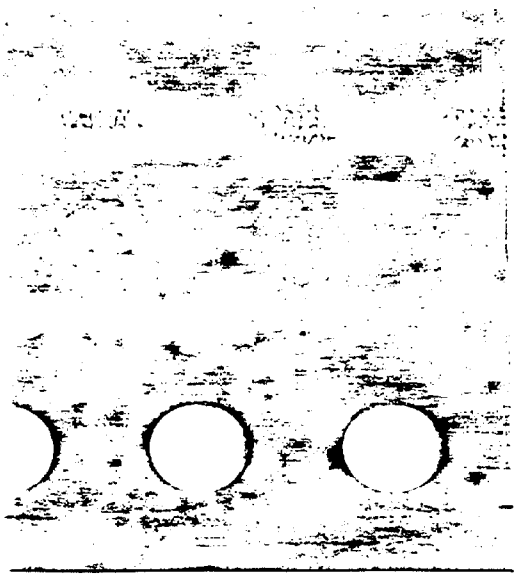
EXHIBIT 'B'

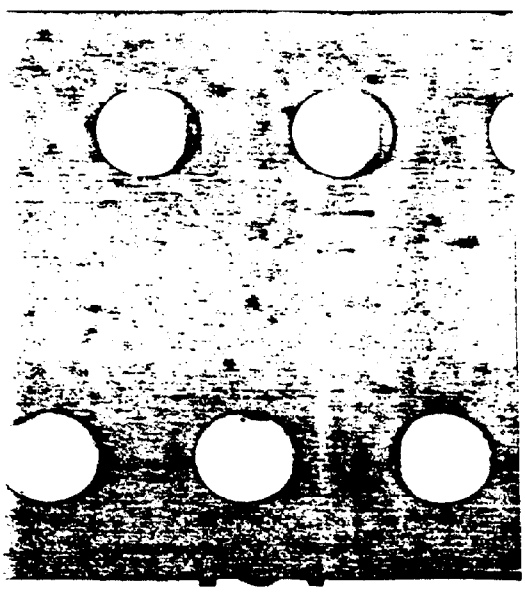
1. Real property taxes for 1994 and all future years.

2. All matters set forth on the Plan of record in Book 1835, page 133, said Register's Office, including any and all setback lines, easements, etc., as shown thereon.

3. Easement for public utilities of record in Book 2093, page 213, said Register's Office.

4. Agreement for Sanitary Sewers and/or storm drainage of record in Book 4192, page 99, said Register's Office.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9415 PAGE 134

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	62000.00
CON TX	229.40
PRFEE	1.00
WDEED	12.00
TOTAL	242.40
CHECK	242.40

07/22/94 01 10:34 0001 9917

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

73856
IDENTIFICATION REFERENCE

94 JUL 22 AM 10: 34
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 816488