This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

ADDRESS NEW OWNER:
Russell A. Dunn and Joyce B. Dunn
301 Michael Drive
Nashville, Tennessee 37214

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Collateral Mortgage Ltd.
P.O. Box 830180
Birmingham, AL 35283-0180

MAP AND PARCEL:
MAP 95-8
PARCEL 148
3DZ-09020

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, David Scott Trotter, unmarried hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Russell A. Dunn and wife, Joyce B. Dunn, as tenants by the entirety, 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. 47, on the Plan of Woodberry Park Subdivision, of record in Plat Book 2133, Pages 117 through 119, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to David Scott Trotter, by Quitclaim Deed from Kerry C. Trotter of record in Book 9087, Page 95, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Grantee(s) hereby assumes and agrees to pay the unpaid balance on the existing mortgage held by Collateral Mortgage, Ltd. of record in Book 7940, Page 633, said Register's Office, the debt secured thereby and also hereby assumes the obligations under the terms of the instruments creating the loan. The escrow account and insurance to be transferred to Grantee(s).

THIS conveyance subject to such easements, setback lines of record in Book 2133, Pages 117 through 119, and any restrictive covenants of record in said Register's Office.

This is improved property known as 301 Michael Drive, Nashville, TN 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Russell A. Dunn and wife, Joyce B. Dunn, their heirs and assigns, forever; and I, David Scott Trotter, unmarried do covenant with the said Grantees that I am 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 I 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 25th day of July, 1994.

David Scott Trotter

BOOK 9417 PAGE 602

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named David Scott Trotter, unmarried the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 25th day of July, 1994.

NOTARY PUBLIC

My Commission Expires: 3/22/97

0910 07/26 0101 03CHECK 279.47

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 73,093.94.

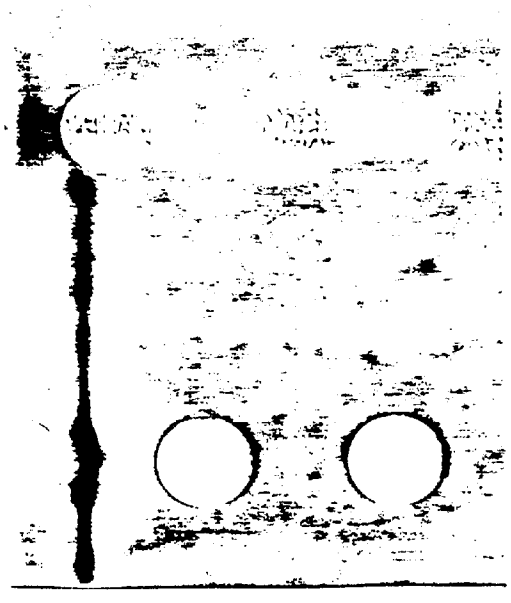
AFFIANT

Subscribed and sworn to before me this 25th day of July, 1994.

NOTARY PUBLIC
My Commission Expires: 3/22/97

74773
IDENTIF. & REFERENCE

94 JUL 26 AM 10:50
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.



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

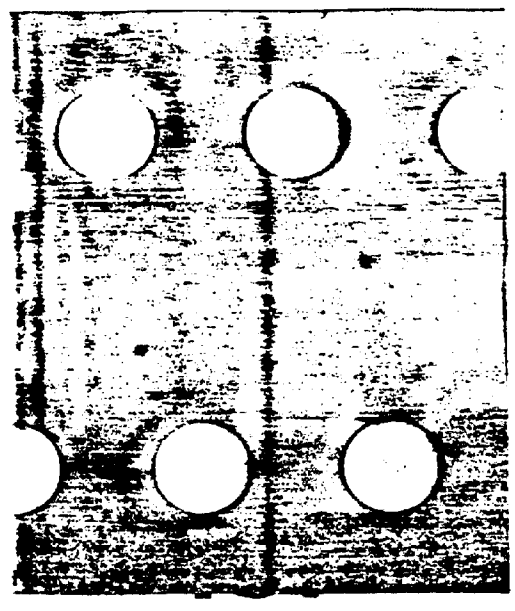
RECEIVED OF _____

FOR _____

BOOK 9417 PAGE 603

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 73093.94
CON TX 270.47
PRFEE 1.00
WDEED 8.00
TOTAL 279.47
CHECK 279.47
07/26/94 01 10:50 0001 0910

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

74773
IDENTIF. ↑ REFERENCE

94 JUL 26 AM 10:50
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 817472