BOOK 9529PG183

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:
Judy T. Ford
1305 Rice Hill Circle
Antioch, Tennessee 37013

SEND TAX BILL:
To Mortgagee

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

MAP AND PARCEL:
MAP 149-11-A
PARCEL 48 CO
2D-77064

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, Sandra W. Bruce, unmarried hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Judy T. Ford, unmarried, hereinafter called the Grantees, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 48, on the Plan of Rice Hill, Phase 3, a Planned Unit Development of record in Plat Book 6900, Page 292, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Sandra Diane Bruce, by Quitclaim Deed from Don Carlos Bruce, III of record in Book 9382, Page 78, 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 7791, Page 417, 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 to be transferred to Grantee(s).

Subject to Declaration of Covenants, Conditions, By-Laws and Restrictions of record in Book 6812, Page 48 et seq; re-recorded in Book 8348, Page 518, et seq.; Charter of record in Book 6824, Page 986, and re-recorded in Book 8348, Page 517; Deed of common area to Homeowner's Association of record in Book 7097, Page 613, and such easements and setback lines of record in Plat Book 6900, Page 292, said Register's Office.

Sandra W. Bruce and Sandra Diane Bruce is one and the same person.

This is improved property known as 1305 Rice Hill Circle, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Judy T. Ford, unmarried, her heirs and assigns, forever; and I, Sandra W. Bruce, 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 myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, her 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 23rd day of November, 1994. BOOK 9529 PG 184

Sandra W. Bruce

Sandra W. Bruce

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Sandra W. Bruce, unmarried the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 23rd day of November, 1994.

NOTARY PUBLIC

My Commission Expires: 3/22/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 78,692.07.

AFFIANT

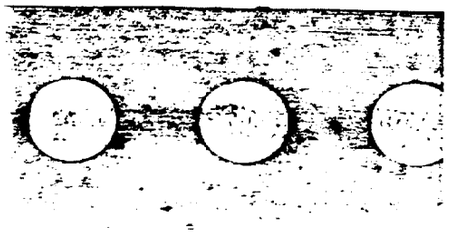
Subscribed and sworn to before me this 23rd day of November, 1994.

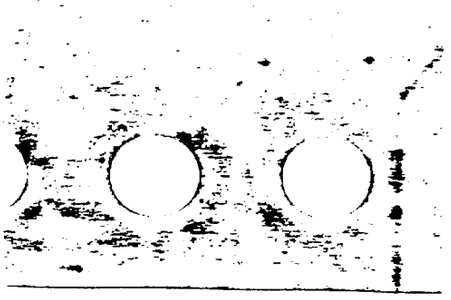
NOTARY PUBLIC
My Commission Expires: 3/22/97

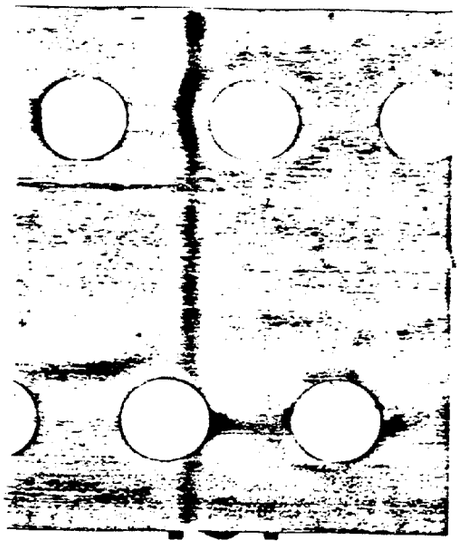
111747
IDENTIF. & REFERENCE

94 NOV 28 AM 10:34
DAVIDSON COUNTY, TN.

7059 11/28 0101 03CHECK 300.19







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

RECEIVED OF _____

FOR _____

BOOK 9529 PG 185

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 78692.07
CON TX 291.19
PRFEE 1.00
WDEED 8.00
TOTAL 300.19
CHECK 300.19

11/28/94 01 10:34 0001 7059

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11747
IDENTIF. # REFERENCE

94 NOV 23 10:34
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 857102