THIS INSTRUMENT PREPARED BY: BOOK 9543 PG 467
STEWART & BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

ADDRESS NEW OWNER:

BILLY H. HOWELL, JR., AND WIFE,
DEANA L. HOWELL
2190 BAKER ROAD
GOODLETTSVILLE, TN 37072

MAP/PARCEL NUMBER:

MAP 11, PARCEL 122

SEND TAX BILLS TO:

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS FOR THIS TRANSFER IS $118,300.00.

AFFIANT

Subscribed and sworn to me, this the 7 day of DECEMBER, 1994.

Notary Public
My commission expires: 5-11-96

16535
IDENTIFICATION REFERENCE

94 DEC 12 AM 11:28

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, MARY KATE POTTS, UNMARRIED, hereinafter referred to as GRANTOR, have this day bargained and sold, and do hereby transfer and convey unto the said BILLY H. HOWELL, JR., AND WIFE, DEANA L. HOWELL, 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 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 2190 BAKER ROAD, GOODLETTSVILLE, TN 37072.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEES, 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.

WITNESS my hand and seal, THIS 7TH day of DECEMBER, 1994.

Mary Kate Potts
MARY KATE POTTS

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY KATE POTTS, the within named BARGAINOR, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that SHE executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 7 day of DECEMBER, 1994.

Denise C. Ables
notary public

My commission expires: 5-11-96

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

1994 12 12 0102 03CHECK 450.74

EXHIBIT 'A'

A tract of land in the 2nd Civil District of Davidson County, Tennessee, shown on the Plat of Will J. Wilson property by Ragan-Smith and Associates, Inc., dated October 11, 1979, and revised October 29, 1979, and being more fully described as follows:

BEGINNING at an iron pin on the westerly margin of Baker Road that is 198.03 feet northwesterly, as measured along said margin, from the common line of L.C. Crawford, et ux, and Tract No. 1, formerly Will J. Wilson property; thence with the line between Tracts 2 and 1, South 61 deg. 10' 15" West a distance of 460.45 feet to an iron pin in the boundary line of Tracts 2 and 1; thence South 57 deg. 00' 36" West a distance of 2113.54 feet to a common corner of Tracts 2 and 1; thence South 29 deg. 25' 28" East a distance of 390.0 feet to an existing iron pin by a fence corner; thence with the original southerly line of Wilson, South 80 deg. 46' 03" West a distance of 206.25 feet to an existing iron pin by a fence corner; thence South 80 deg. 21' 28" West a distance of 333.14 feet to an iron pin set at a fence corner; thence North 44 deg. 06' 01" West a distance of 229.40 feet to a point; thence South 89 deg. 56' 48" West a distance of 425.0 feet to the common westerly corner of Tracts 2 and 3; thence with the line between Tracts 2 and 3, North 59 deg. 12' 54" East a distance of 3047.57 feet to an iron pin in the boundary line of Tracts 2 and 3; thence North 61 deg. 10' 15" East a distance of 522.74 feet to an iron pin on the westerly margin of Baker Road; thence with said margin, South 8 deg. 10' 23" East a distance of 176.58 feet to the point of beginning and containing 19.5 acres, more or less, according to survey of Ragan-Smith and Associates, Inc., dated 10-11-79 and revised 10/29/79 and 11/14/79.

Being the same property conveyed to Mary Kate Potts, an unmarried person, by Warranty Deed from Joseph Lee Frank and wife, Gina S. Frank, of record in Book 8435, page 288, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. Real property taxes for 1995 and all future years.

2. Unrecorded easements for roads and utilities, if any.

3. Restrictive covenants contained in instruments of record in Book 5533, page 809, and re-recorded in Book 5616, page 117, and in Book 5983, page 647, said Register's Office.

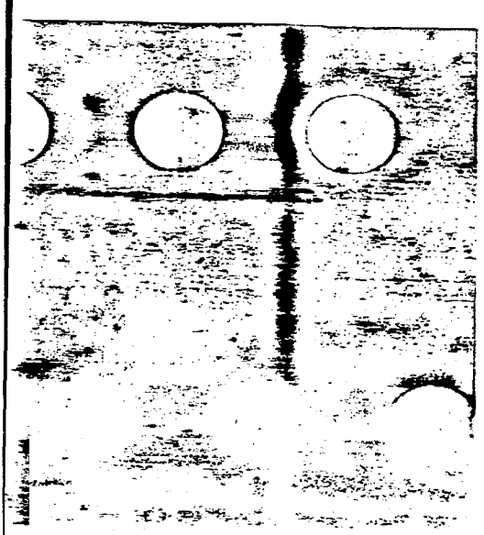
4. Joint Driveway Easement between the herein tract of land (Map 11, parcel 122) and an adjoining tract of land (Map 11, parcel 123), of record in Book 6311, page 147, said Register's Office.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE





RECEIVED OF _____

FOR _____

BOOK 9543 PG 470

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 118300.00
CON TX 437.71
PRFEE 1.00
WDEED 12.00
TOTAL 450.71
CHECK 450.71

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/12/94 01 11:40 0001 2285

16535
IDENTIFICATION REFERENCE

DEC 12 AM 11:20

DAVIDSON CO. TN.

No. 862254