THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075

OUR FILE NUMBER: R-4879

MAP/GROUP/PARCEL
85/030.00

NEW OWNER'S NAME AND ADDRESS:
Mari D. Beerman and Maria L. Urtubees
3528 Hoggett Ford Road
Hermitage, Tennessee 37076

SEND TAX BILLS TO:
Collateral Mortgage, Ltd.
1900 Crestwood Blvd.
P.O. Box 930180
Birmingham, AL 35210

BOOK 9913 PG 459

98 JAN 10 AM 9:43

0139519

6334 01/10 0101 03CHECK 173.95

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, Malcolm L. Helton as Executor of the Estate of Katherine Helton, hereinafter called Grantor, does hereby transfer and convey unto Mari D. Beerman and Maria L. Urtubees, as joint tenants with the right of survivorship, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND in Davidson County, Tennessee,

SEE EXHIBIT A FOR DESCRIPTION OF SAID PROPERTY.

BEING the same property conveyed to Katherine Helton by Deeds of record in Book 2813, Page 523 and in Book 9406, Page 361, Register's Office for Davidson County, Tennessee.

Rufus Helton died in Davidson County, Tennessee, on March 24, 1984.

Malcolm L. Helton was appointed Executor by Order of the Probate Court for Davidson County, Tennessee, on October 10, 1995, in Case Number 95P1650. The Will of Katherine Helton authorizes the Executor to execute this instrument.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantor covenants with grantees that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Malcolm L. Helton

Malcolm L. Helton, Executor of the Estate of
Katherine Helton

Executor of the Estate of Katherine Helton

EXHIBIT A

Beginning at a point on the southerly edge of the old Hoggatt's Ferry Road, said point being in line with a fence, and said point being 655 feet, more or less, from the centerline of the old N.C. & St. L. Ry. right of Way(known now as Brandau Road) as measured along the centerline of Hoggatt's Ferry Road; thence along the southerly edge of Hoggatt's Ferry Road, south 87 deg. 00 min. east, 271.1 feet to a point in line with a fence; thence south 35 deg. 30 min. west, 121.5 feet, more or less, to the low water mark of Stone's River; thence northwesterly, 212 feet, more or less, with the meanderings of the natural course of said River; thence north 1 deg. 51 min. east, 355 feet, more or less, to the point of beginning, having passed through an "X" painted on a rock, ten feet in diameter, located 324.9 feet from the point of beginning; and containing 2.47 acres, more or less.

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

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Malcolm L. Helton, with whom I am personally acquainted, and made oath that he is the Executor of the Estate of Katherine Helton, and that he as such and with full power and authority so to do, executed the foregoing instrument as his free act and deed for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 29th day of December, 1995.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
2-3-98

STATE OF TENNESSEE
COUNTY OF SUMNER

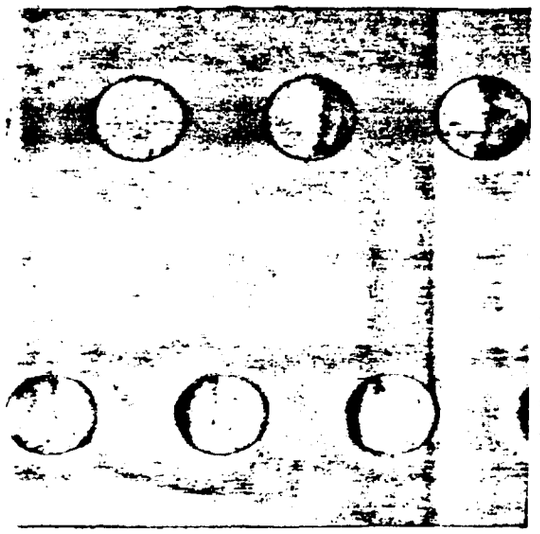
The actual consideration or value whichever is greater for this transfer is $43,500.00.

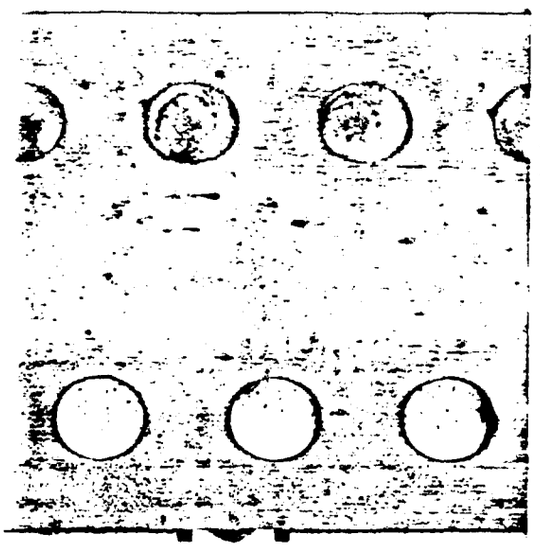
AFFIANT

Sworn to and subscribed before me, this the 29th day of December, 1995.

NOTARY PUBLIC

My Commission Expires:
2-3-98





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

RECEIVED OF _____

FOR _____

BOOK 9913 PG 462

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 43500.00
CON TX 160.95
PRFEE 1.00
MTGFEE 12.00
CHECK 173.95

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 173.95

0139519
IDENTIF. # REFERENCE

95 JAN 10 AM 9:43
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

01/10/96 01 09:46 0001 5334

No. 994670