BOOK 9932 PG 431

STATE OF TENNESSEE
COUNTY OF SUMNER
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 122,230.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF January 19 96

Notary Public

MY COMMISSION EXPIRES: October 17, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY HRPH-96-11
EDWARD SEDDON, ATTORNEY AT LAW
111 W. College Street, Murfreesboro, TN 37130 | 313 E. Main Street Suite 5, Hendersonville, TN 37075 | 1187 Vultee Boulevard, Nashville, TN 37217 | 3 Maryland Farms Suite 110, Brentwood, TN 37027 | 1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael E. Poteete (NAME)	Collateral Mortgage Ltd. (NAME)	18-12A-001
368 Dorr Drive (ADDRESS)	1900 Crestwood Boulevard (ADDRESS)	18-12A-002
Goodlettsville, Tennessee 37072 (CITY) (STATE) (ZIP)	Birmingham, AL 35283-0180 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Edward Randall Phillips, II

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael E. Poteete and wife, Patricia L. Poteete

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. 1 & 2 on the Plan of Emerald Cove, Section 1, as of record in Plat Book 8250, Page 449, Register's Office for ~~Sumner~~ Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Edward Randall Phillips, II by Deed from Edward Randall Phillips, II, et ux., Michelle Phillips d/b/a Randall Phillips Homes, of record in Deed Book 9932, Page 429, Register's Office for Sumner County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to Restrictive Covenants of record in Deed Book 8250, page 449 and Book 7511, page 581, Register's Office for said County.

This conveyance is subject to an easement to Madison Utility of record in Book 7653, page 282, Register's Office for said County.

This conveyance is subject to a sewer easement of record in Book 4956, page 181, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 368 Dorr Drive, Goodlettsville, Tennessee 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are 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 we 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 25th day of January 19 96

Edward Randall Phillips, II

Edward Randall Phillips, II

STATE OF TENNESSEE
COUNTY OF SUMNER

BOOK 9932 PG 432

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edward Randall Phillips, II

the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Hendersonville, Tennessee, this 25th day of January, 19 96.

Commission expires October 17, 1998

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

2891 01/31 0101 03CHECK 461.26

0145584

IDENTIF. & REFERENCE

96 JAN 31 AM 9:16
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

RETURN TO:
CUMBERLAND TITLE COMPANY

EDWARD SEDDON
ATTORNEY - AT - LAW

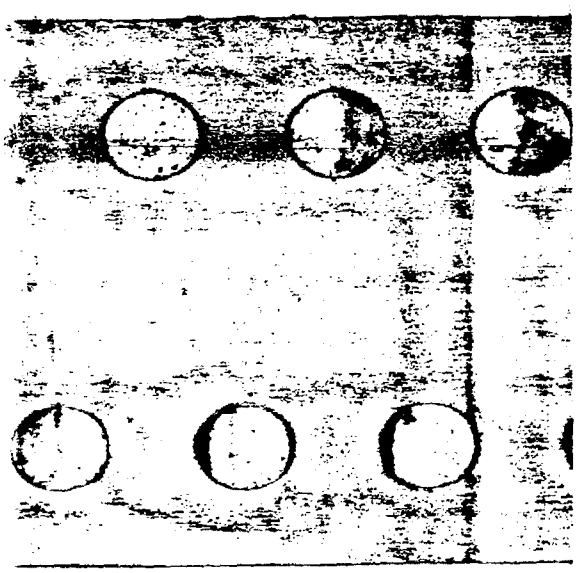
☒ 313 E. Main Street, Suite 5
Hendersonville, Tennessee 37075

☐ 1885-C Ft. Campbell Boulevard
Clarksville, Tennessee 37042

☐ 1187 Vultee Boulevard
Nashville, Tennessee 37217

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☐ 3 Maryland Farms, Suite 110
Brentwood, Tennessee 37027



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

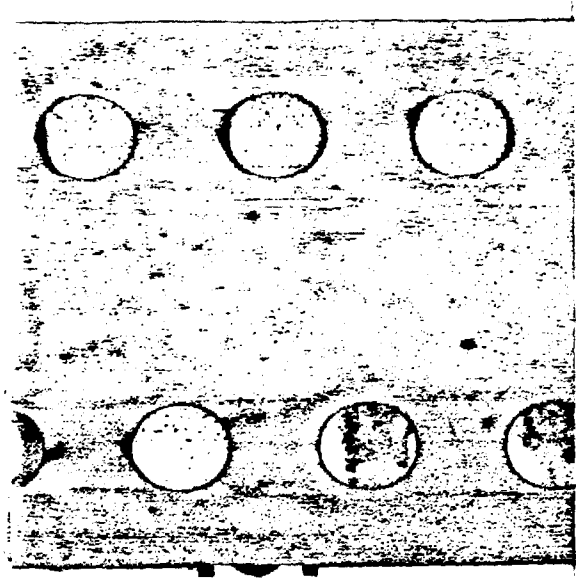
RECEIVED OF _____

FOR _____

BOOK 9932 PG 433

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 122230.00
CON TX 452.26
PRFEE 1.00
WDEED 8.00
TOTAL 461.26
CHECK 461.26

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 2891

0145584
IDENTIF. ↑ REFERENCE

96 JAN 31 AM 9:16
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1001138