File 1DX27

BOOK 9954 PG 126

THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
Priority Escrow Services, Inc.
51 Century Boulevard, Suite 110
Nashville, TN 37214-3614
6621-M

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **LARRY P. RUMPF and wife, OLA FAYE RUMPF**, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto MICHAEL J. MADDEN and wife, TAMARA K. MADDEN hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in **Davidson County, Tennessee**, described as follows, to-wit:

BEING Lot No. 19 on the Plan of Fox chase Meadows of record in Book 5200, page 194, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

BEING the same property conveyed to Larry P. Rumpf and wife, Ola Faye Rumpf by deed from James V. Lackey, Jr. and wife, Phyllis Lackey, of record in Book 7670, page 233, said Register's Office.

THIS property is conveyed subject to all applicable local government planning, building and zoning regulations; Restrictive covenants of record in Book 5498, page 848 and Book 6331, page 408; and all matters as shown on the recorded plan.

This is improved property known as: **1853 Fox Chase Drive, Goodlettsville, TN 37072**

TO HAVE AND TO HOLD the same 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 and 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 our hands this 12th day of FEBRUARY, 1996

Larry P Rumpf
Larry P. Rumpf

Ola Faye Rumpf
Ola Faye Rumpf

015244 7
IDENTIFICATION

96 FEB 22 AM 8:34
FILED
DAVIDSON COUNTY, TN.

0182 02/22 0101 03CHECK 559.93

BOOK 9954 PG 127

STATE OF Tennessee

COUNTY OF Sumner

On this 12th day of February, 1996, before me personally appeared Larry P. Rumpf and wife, Ola Faye Rumpf, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he(they) executed the same as his(their) free act and deed.

Witness my hand and official seal.

Karen F Stem
NOTARY PUBLIC

My Commission Expires: My Commission Expires FEB. 26, 1997

* *

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 148,900.00.

Affiant

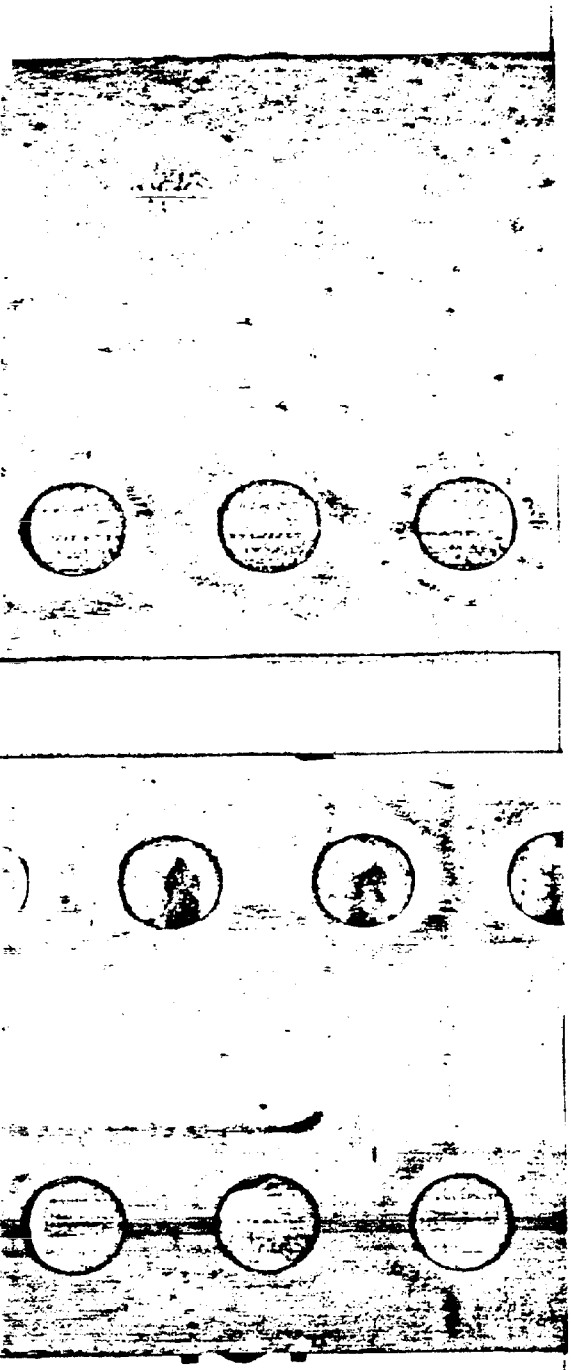
Subscribed and sworn to before me this 20th day of February 1996

Notary Public

My Commission Expires:

* *

ADDRESS NEW OWNER(S):	SEND TAX BILL TO:	MAP-PARCEL:
Michael J. Madden	Collateral Mortgage, Ltd.	Map 7
1853 Fox Chase Drive	1900 Crestwood Boulevard	Group
Goodlettsville, TN 37072	Birmingham, AL 10595	Parcel 143



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9954 PG 128

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	148900.00
			CON TX	550.93
			PRFEE	1.00
			WDEED	8.00
			TOTAL	559.93
			CHECK	559.93

02/22/96 01 08:35 0001 0182

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0152447

IDENTIFICATION REFERENCE

96 FEB 22 AM 8:34

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1008351