BOOK 9995 PG 959

50 b

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE
Stokes & Bartholomew 3310 West End Avenue Suite 410 Nashville, Tennessee 37203	COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 91,900.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF March 19 96 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Laura S. Powers (NAME)	Collateral Mortgage, Ltd. (NAME)	142-15-D-3CO
405 Sun Valley West (ADDRESS)	1900 Crestwood Boulevard (ADDRESS)	
Nashville, TN 37221 (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, Helen Kay Kilgus and Barbara B. Kilgus

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Laura S. Powers, an unmarried person

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:

LAND in Davidson County, Tennessee, being Lot No. 3, Sun Valley Townhomes, a Planned Unit Development, as of record in Book 6900, page 519, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

BEING the same property conveyed to Helen Kay Kilgus and Barbara B. Kilgus by deed from G. Steve Hulen and wife, Janice Hulen of record in Book 9395, page 667, Register's Office for Davidson County, Tennessee. The spouse of Helen Kay Kilgus, Eric Tillman Lee, joins in this conveyance. Barbara B. Kilgus is unmarried.

0165456
IDENTIF. & REFERENCE

96 MAR 29 PM 12:41
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

REF 03/27 0101 CHECK 349.03

unimproved ( )
This is improved (X) property, known as 405 Sun Valley West, Nashville, TN 37221
(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 our hand s this 27th day of March 19 96

HELEN KAY KILGUS BY Jan Tull
Helen Kay Kilgus

ERIC TILLMAN LEE BY Jan Tull
Eric Tillman Lee

BARBARA B. KILGUS BY Jan Tull
Barbara B. Kilgus

STATE OF TENNESSEE
Davidson County

BK/PG 9995PG960

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor___, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19___

Commission expires _____ _____
Notary Public

STATE OF TENNESSEE
Davidson County

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 (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed 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

STATE OF TENNESSEE
Davidson County

On this 27th day of March, 19 96, personally appeared before me, Tom Fussell,

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of

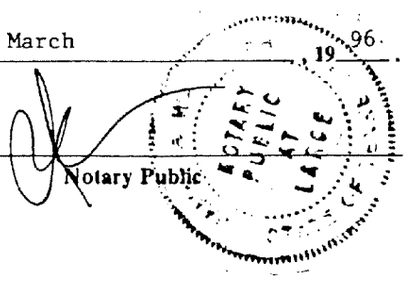
Helen Kay Kilgus, Barbara B. Kilgus & Eric Tillman Lee

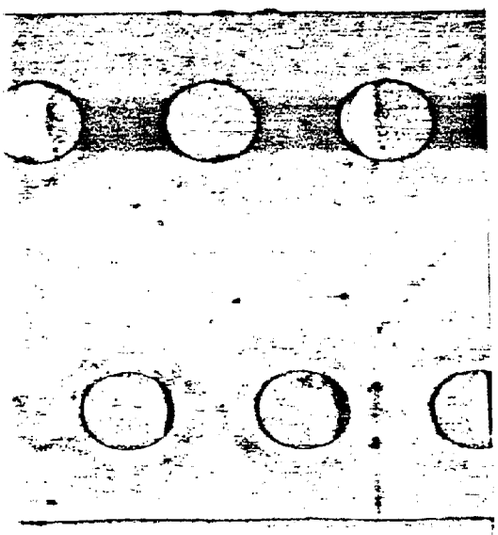
and is authorized by them to execute this instrument on their behalf, as their free act and deed.

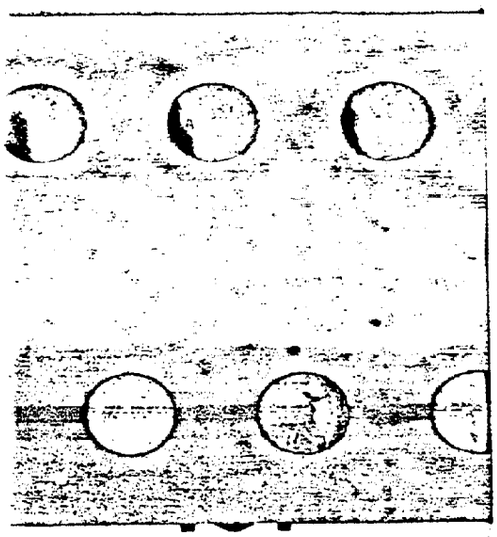
Witness my hand, at office, this 27th day of March, 19 96.

My commission expires: 6-5-99

_____
Notary Public







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

RECEIVED OF _____

FOR _____

BOOK 9995 PG 961

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

CONT	91900.00
CON TX	340.03
PRFEE	1.00
WDEED	8.00
TOTAL	349.03
CHECK	349.03

03/29/96 01 12:40 0001 4189

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0165456
IDENTIF. & REFERENCE

96 MAR 29 PM 12:41
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1022201