BK 10043 PG 982

PREPARED BY:
STEWART & BLACK ATTYS
333 GALLATIN RD S.
37115

WARRANTY DEED

THIS INDENTURE IS MADE AND ENTERED INTO THIS 1st day of May, 1996.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, JAMES DAVID BEACH and JEANNETTE J. BEACH, HUSBAND AND WIFE, herein referred to as Grantor JAMES DAVID BEACH and JEANNETTE J. BEACH, HUSBAND AND WIFE, have this day bargained and sold and do hereby transfer and convey unto the said **ANTHONY D REDMON and PATRICIA A. REDMON, HUSBAND AND WIFE, herein referred to as Grantees, their successors, heirs and assigns, certain real estate in DAVIDSON,** County, State of 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 heren by reference.

This is improved property known as 1562 CAMPBELL ROAD, GOODLETTSVILLE, TN 37072.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their heirs, successors and assigns forever. The Grantors covenant and agree with the said Grantees that Grantors is/are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit 'B" attached hereto. Grantors further covenant and bind himself/herself/themselves, their 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 whomsoever.

WITNESS the hand and seal of Grantors on the day and year first above written.

JAMES DAVID BEACH
Signature of Seller

JEANNETTE J. BEACH
Signature of Seller

96 MAY -8 AM 10:03
ALEX A. ALEXANDER REGISTER
DAVIDSON COUNTY, TN.

0179843
IDENTIF. ↑ REFERENCE

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **JAMES DAVID BEACH and JEANNETTE J. BEACH, HUSBAND AND WIFE** , the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **1st** day of **May, 1996.**

Notary Public

My Commission Expires: 5-11-96

DENISE C. ALLIS NOTARY PUBLIC AT LARGE SUMNER COUNTY TENNESSEE

Name and Address of Property Owner:

ANTHONY D REDMON and PATRICIA A. REDMON
2611 TIFFANY DRIVE
NASHVILLE, TN 37206

BOOK 10043 PG 983

Property Address:

1562 CAMPBELL ROAD
GOODLETTSVILLE, TN 37072

Person Responsible for Taxes:

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

Parcel #: MAP 24, PARCEL 99

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$150,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **1st** day of **May, 1996.**

Notary Public

My Commission Expires: 5-11-96

DENISE C. ALDS NOTARY PUBLIC AT LARGE SUMNER COUNTY TENNESSEE

RETURN TO:

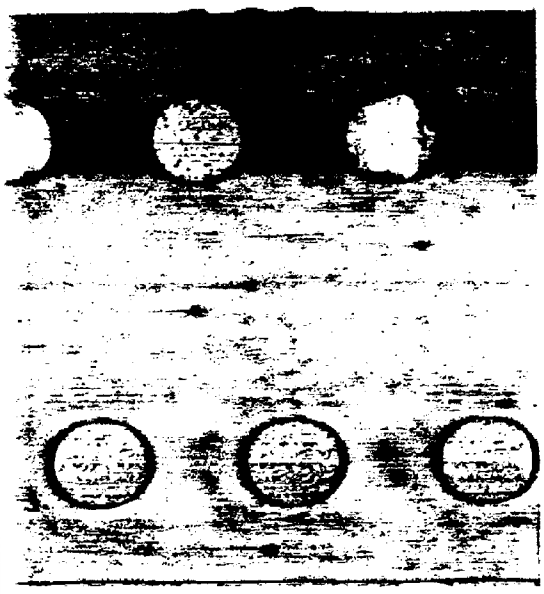
EXHIBIT 'A'

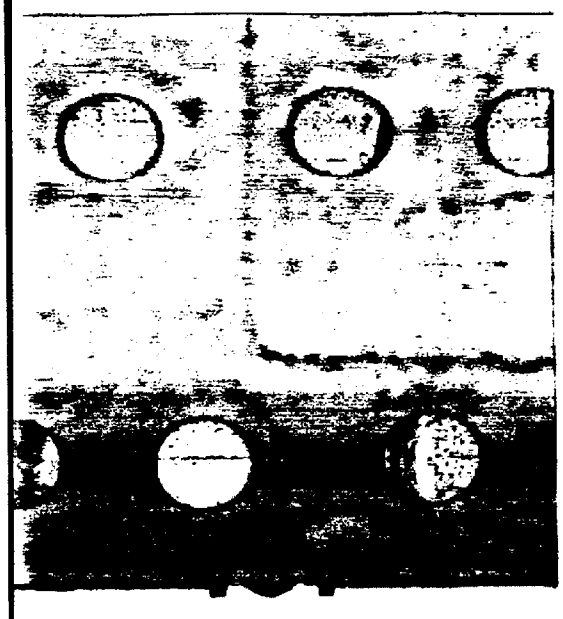
Land in Davidson County, Tennessee, being part of Lot Nos. 3 and 4 of the Henry Raymer Lands, also being part of Lot D and all of Lot E of a survey by George W. Watkins, October 3, 1957, and described as follows: BEGINNING at a point on the easterly margin of Campbell Road, at the northwest corner of Lot E of said margin of Campbell Road, at the northwest corner of Lot E of said survey and the southwesterly corner of the property conveyed to Milligan B. Spurlock and wife by deed of record in Book 2203, page 69, Register's Office for said County; thence South 83 deg. East 517 feet to an iron pin; thence North 8 deg. East 59.4 feet to a point; thence North 14 deg. East 107 feet to a point; thence South 88 deg. 30' East 280 feet to an iron pin; thence South 188 feet to an iron pin; thence South 12 deg. East 102 feet to a point 30 feet south of the common rear corner of Lots D and E of said survey; thence South 86 deg. 15' West 795 feet, more or less, to a point in the easterly margin of Campbell Road 30 feet south of the common front corner of Lots D and E of said survey; thence northwardly with the curved easterly margin of Campbell Road, 231.1 feet to the beginning.

Being the same property conveyed to JAMES DAVID BEACH and JEANNETTE J. BEACH, HUSBAND AND WIFE, by Deed from ROBERT ALLEN AND WIFE, JESSIE ALLEN, of record in Deed Book 5967, Page 512, Register's Office for **DAVIDSON** County, Tennessee. .ENDIF

EXHIBIT 'B'

1. COUNTY real property taxes for the year 1996 and all subsequent years. .CV PARA#=PARA#+1





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

RECEIVED OF _____

FOR _____

BOOK 10043 PG 985

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	
				150000.00
			CON TX	555.00
			PRFEE	1.00
			WDEED	12.00
			TOTAL	568.00
			CHECK	568.00
05/08/96	01	10:06	0001	9508

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0179843
IDENTIF. ↑ REFERENCE

96 MAY -8 AM 10:03
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1037511