THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 10049 PG 381

The actual consideration or value, whichever is greater, for this transfer is $ 52,140.86

Affiant

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Subscribed and sworn to before me, this 1st day of May 1996

Notary Public

My Commission Expires: 11-22-97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
ROXANNE B. ISHAM 1125 A & B Ardee Avenue Nashville, Tennessee 37216	COLLATERAL MORTGAGE, LTD. 1900 Crestwood Boulevard Birmingham, Alabama 35210	MAP 61-15 PARCEL 95

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FIFTY TWO THOUSAND ONE HUNDRED FORTY AND 86/100---------- ($ 52,140.86) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, I, LINDA GOSS, UNMARRIED

hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto ROXANNE B. ISHAM, UNMARRIED

hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 11 on the Plan of Sunnymeade, Block "C", of record in Book 974, pages 56 and 57, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Linda Goss, unmarried, by deed from Jaclynn R. Norwood, unmarried, of record in Book 9139, page 475, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage Deed of Trust in favor of Collateral Mortgage, Ltd, of record in Book 7385, page 626, said Register's Office, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantee.

1992 07 15 0101 03D-MEM 201.93

This is improved property known as 1125 A & B Ardee Avenue, Nashville, Tennessee 37216

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

GRANTOR COVENANTs with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has good right to convey it and the same is unencumbered, except as follows:

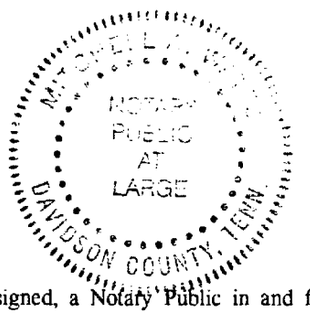
1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Sunnymeade Block "C" of record in Book 974, page 56&57, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and binds herself___, her___ heirs and representatives to warrant and forever defend the title to the said GRANTEE___, her___ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand___on this the 1st day of May, 19 96.

LINDA GOSS



BOOK 10049 PG 982

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LINDA GOSS, UNMARRIED, the bargainor___, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of May, 1996.

My Commission Expires: November 22, 1997

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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___ 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 _____.

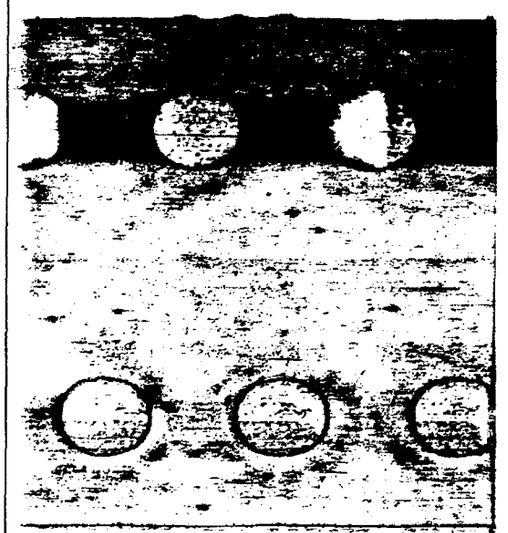
Witness my hand and official seal this _____day of _____, 19 ____.

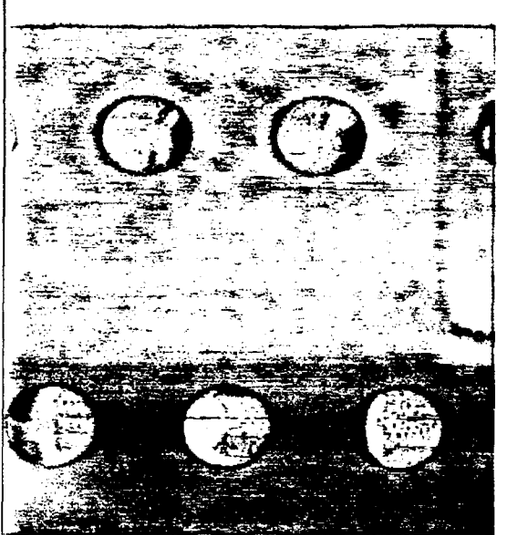
My Commission Expires: _____

Notary Public

0181674
IDENTIF. # REFERENCE

96 MAY 15 AM 9:01





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

RECEIVED OF _____

FOR _____

BOOK 10049 PG 983

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 52140.86
CON TX 192.93
PRFEE 1.00
WDEED 8.00
TOTAL 201.93
CHECK 201.93

05/15/96 01 09:04 0001 1552

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0181674
IDENTIF. ← REFERENCE

96 MAY 15 AM 9:01
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1039519