This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

BK/PG 10084/553

ADDRESS NEW OWNER:
Randall F. Black
7629 Staffordshire Drive
Nashville, Tennessee 37221

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Collateral Mortgage, LTD.
1900 Crestwood Blvd.
Brimingham, AL 35283-0180

MAP AND PARCEL:

MAP	141-15
GROUP	D
PARCEL	34 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Colleen L. Frazier, an unmarried person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Randall F. Black, hereinafter called the Grantee, his 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. 34 on the Plan of "Sheffield" on the Harpeth, of record in Book 6900, pages 10 and 11, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Colleen L. Frazier, an unmarried person by deed from John H. Koch and wife, Ardis F. Koch, as of record in Book 8085, page 534, Register's Office for Davidson County, Tennessee.

This is improved property known as 7629 Staffordshire Drive, Nashville, TN 37221.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Subject to Metropolitan Government 1996 Property taxes and subsequent years thereafter.
2. Declaration of covenants, conditions and restrictions of record in Book 6925, page 900 and Book 7145, page 954, Register's Office of Davidson County, Tennessee.
3. By-Laws of record in Book 7145, page 964, and amended in Book 8146, page 463, said Register's Office.
4. All matters shown on the Plan of record in Book 6900, pages 10 and 11, said Register's Office, including and owner's certificate; a public utility and drainage easement along the rear, all other easements, setback lines and notes, to which plan reference is hereby made.
5. Easement for 15 foot permanent water line and temporary construction easement on each side of 15 foot permanent

easement granted to Harpeth Valley Utilities District of record in Book 5738, page 829, said Register's Office (which may or may not affect subject premises).

6. Easement for electric power transmission lines, granted to United States of American of record in Book 4136, page 525, said Register's Office (which may or may not affect subject premises).

7. TVA easement and right of way 250 feet wide as of record in Book 4279, page 731, said Register's Office (which may or may not affect subject premises).

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TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Randall F. Black, his heirs and assigns, forever; and I, Colleen L. Frazier, an unmarried person, do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 7th day of June, 1996.

Colleen L. Frazier

Colleen L. Frazier

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Colleen L. Frazier, an unmarried person, 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 7th day of June, 1996.

R. L. MOORE
NOTARY
LARGE
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: Nov 20, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 169,000.00.

Randall F. Black
AFFIANT

Subscribed and sworn to before me
this 7th day of June, 1996.

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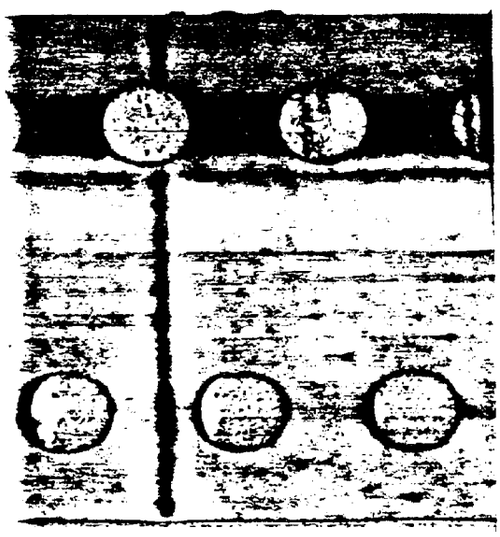
NOTARY PUBLIC
My Commission Expires: MAY 20, 1996

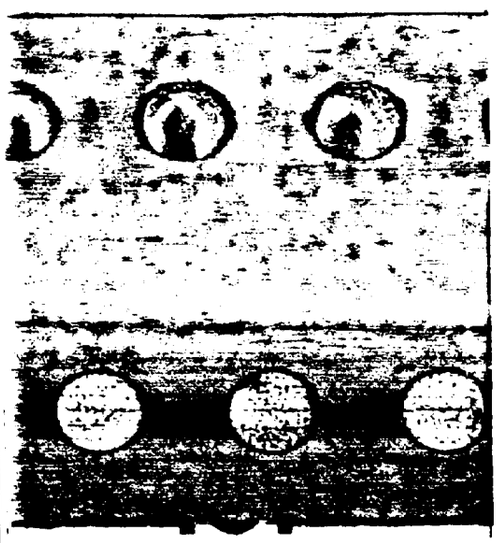
R. L. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

0192032
IDENTIFICATION REFERENCE

96 JUN 12 PM 3:19
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

2733 06/12 0101 03CHECK 638.50





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

RECEIVED OF _____

FOR _____

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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 169000.00
				CON TX 625.30
				PRFEE 1.00
				WDEED 12.00
				TOTAL 638.30
				CHECK 638.30
			06/12/96 01	15:24 0001 2733

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0192032
IDENTIF. # REFERENCE

96 JUN 12 PM 3:19

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 1050563