Prepared by:
Amy R. Cross
Attorney at Law
7065 Moore's Lane
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $119,500.00

Affiant

Subscribed and sworn to before me, this 12th day of July, 1996

Notary Public
My commission expires 5/8/99

Address of New Owner:	Send Tax Bills to:	Tax Information
Patrick T. Beaudoin	Southeastern Mtg Co.	Map 151-1-A Parcel 78
Karen Jackson Beaudoin	565 Marriott Drive	
3404 Bridgeton Cove	Suite 250	
Antioch, TN. 37013	Nashville, TN 37214	

WARRANTY DEED

4958 07/15 0101 03CHECK 451.15

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, Eugene Collins, an unmarried person, d/b/a Collins Builder, hereinafter called the Grantor(s), have bargained and sold, and do hereby transfer and convey unto Patrick T. Beaudoin and wife, Karen Jackson Beaudoin, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 78 on the Plan of Chatham Pointe of record in Plat Book 6900, pages 444 through 447, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being a portion of the same property conveyed to Eugene Collins by deed from Leader e Enterprises, Inc. of record in Book 9357, page 847, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: 1)Taxes for the year 1996, and subsequent years, which are not yet due and payable. 2)All matters shown on Plat recorded in Book 6900, Page 444. 3)By-Laws of Chatham Pointe Homeowners Association, Inc. of record in Book 8679, Page 446. 4)Restrictions contained in Book 7358, Page 656 and Book 7538, page 798. 5)Water & Sewage Easement(s) to The Metropolitan Government of Nashville and Davidson County, Dept. of Water & Sewage Services, as set forth in instrument recorded in Book 7748, Pages 440,444 & 493 also in Book 9698 pages 51 & 104.

This is improved property, located at 3404 Bridgeton Cove, Antioch, Tennessee 37013

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

0203317

IDENTIFICATION REFERENCE

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 my hand this 12th day of July, 1996.

Eugene Collins

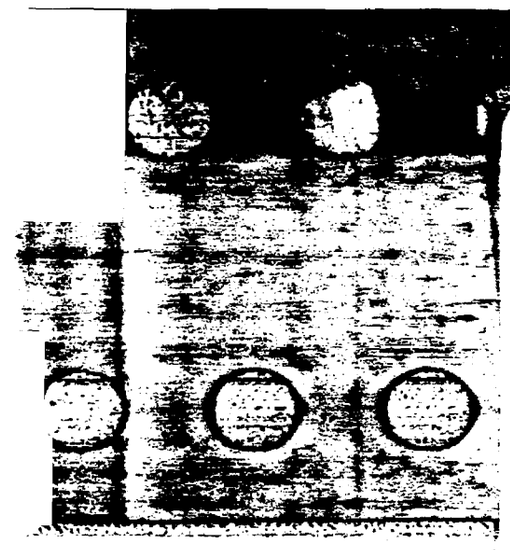
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

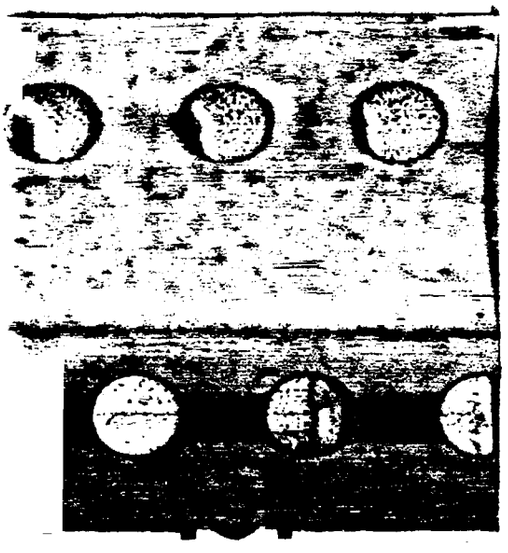
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eugene Collins, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for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

Witness my hand and official seal at Brentwood, Tennessee, this 12th day of July, 1996.

Notary Public

My Commission expires: 5/8/99





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

RECEIVED OF _____

FOR _____

BOOK 10120 PG 338

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 119500.00
				CON TX 442.15
				PRFEE 1.00
				WDEED 8.00
				TOTAL 451.15
				CHECK 451.15
			07/13/96 01	09:28 0001 4958

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0203317
IDENTIF. # REFERENCE

95 JUL 15 AM 9:25

REGISTER

No. 1062640