BOOK 10200 PG 715

Name & Address New Owner:	Send Tax Bills to:
RICHARD A. KIMMERY	COLLATERAL MORTGAGE LTD.
MERRI KAY KIMMERY	1900 CRESTWOOD BLVD.
444 NEELYS BEND ROAD	BIRMINGHAM, AL 35210-2034
MADISON, TN 37115	

Tax Map and Parcel Nos.
Map 52-1
Parcel 317

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100--- ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **THELMA W. MAGNESEN, UNMARRIED,** the Grantor, has bargained and sold and by these presents does hereby transfer and convey unto **RICHARD A. KIMMERY AND WIFE, MERRI KAY KIMMERY,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land located in **DAVIDSON** County, Tennessee and being more particularly described in Exhibit "A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the said tract or parcel of land together with all and singular easements, appurtenances, heriditaments, estate, title and interest thereto belonging or in any way appertaining to the said Grantees, their successors and assigns in fee simple forever.

GRANTOR does hereby covenant with the said Grantees that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered except for taxes for the year 1996; all matters as may be set forth on the Plan of MADISON PARK SUBDIVISION, of record in Plat Book 421, Page 184; and any restrictions, easements, which may be of record in the Register's Office for Davidson County, Tennessee.

GRANTOR does further covenant and bind herself, her heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

Whenever 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 the 20th day of September, 1996.

Thelma W. Magnesen

Thelma W. Magnesen

0228496
IDENTIF. ↑ REFERENCE

96 SEP 24 AM 10:30
FELIX Z. REAL ESTATE REGISTER
DAVIDSON COUNTY, TN.

STATE TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Thelma W. Magnesen, 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 at office at Madison, Tennessee, on this the 20th day of September, 1996.

Commission expires: 5/23/98

Deanie L. Gregory
Notary Public

STATE OF TENNESSEE
DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $75,000.00.

Richard A. Kimmery
Affiant

Sworn to and subscribed before me
this the 20th day of September, 1996.

Deanie L Gregory
Notary Public

My Commission expires: 5/23/98

THIS INSTRUMENT PREPARED BY:
DEANIE L. GREGORY, ATTORNEY
GREATER NASHVILLE TITLE & CLOSING CO.
223 Madison Street, S. 102
Madison, Tn 37115

MAIL

EXHIBIT "A"

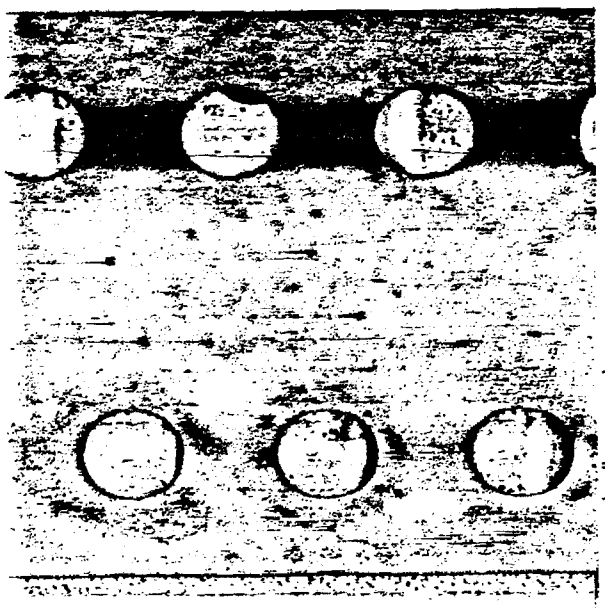
LAND in Davidson County, Tennessee, being the westerly 100 feet of Lot No 12, Madison Park Subdivision, as of record in Book 421, Page 184, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 12 fronts 100 feet on the southerly side of Neely's Bend Road, and runs back between parallel lines from the center of said road, 600 feet to a dead line, and being the westerly part of said Lot No. 12.

Being the same property conveyed to Carl M. Magnesen and wife, Thelma W. Magnesen, by Warranty Deed from James R. Fambrough and wife, E. Loraine Fambrough, of record in Book 4465, Page 142, Register's Office for Davidson County, Tennessee. The said Carl M. Magnesen, having since died.

THIS IS IMPROVED PROPERTY KNOWN AS 444 NEELY'S BEND ROAD, MADISON, TN 37115.

1970 09/24 0101 03CHECK 290.50



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

RECEIVED OF _____

FOR _____

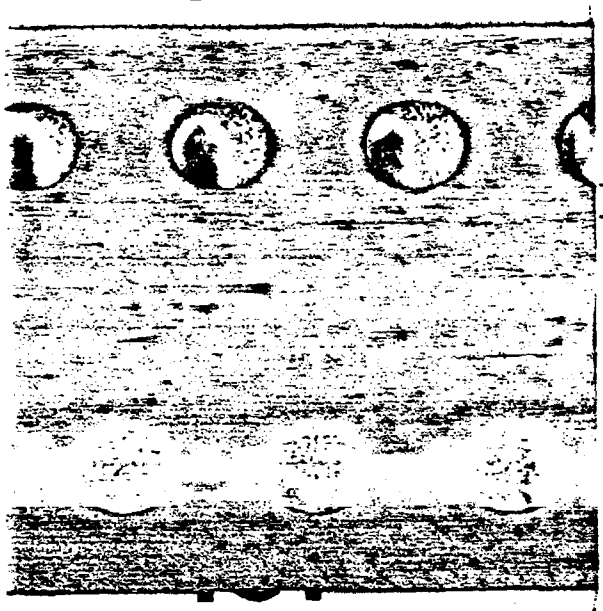
BOOK 10200 PG 718

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 75000.00
				CDN TX 277.50
				PRFEE 1.00
				WDEED 12.00
				TOTAL 290.50
				CHECK 290.50

09/24/96 01 10:32 0001 1970

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0228496
IDENTIF. # REFERENCE

96 SEP 24 AM 10: 30

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1034378