BOOK 10278 PG 434

THIS INSTRUMENT PREPARED BY:

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

MAIL

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 72,500.00

Affiant

Subscribed and sworn to before me, this 27th day of November 1996

Notary Public

My Commission Expires: 11-22-97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
DONNA M. CHOATE 1000 Fairwin Avenue Nashville, Tennessee 37216	COLLATERAL MORTGAGE, LTD. 1900 Crestwood Boulevard Birmingham, Alabama 35283	MAP 72-9 PARCEL 377

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SEVENTY TWO THOUSAND FIVE HUNDRED AND NO/100---------- ($ 72,500.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, I , ANN G. CALVO, UNMARRIED

hereinafter called the Grantor___, have bargained and sold, and by these presents do transfer and convey unto DONNA M. CHOATE, 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. 62 on the Plan of Eskridge Subdivision of Part of the W.B. Franklin Property of record in Book 547, page 52, Register's Office for Davidson County, Tennessee.

SAID Lot No. 62 fronts 60.0 feet on the southerly margin of Fairwin Avenue and extends back between parallel lines 175.0 feet, the westerly line being the easterly margin of Martha Street, to a line in the rear measuring 60.0 feet thereon.

BEING the same property conveyed to Louis A. Calvo and wife, Ann G. Calvo, by deed from William Curry Barry, Sr., a widower, of record in Book 4373, page 673, Register's Office for Davidson County, Tennessee; the said Louis A. Calvo having since died.

1333 12/03 0101 03CHECK 277.25

This is improved property known as 1000 Fairwin 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___ COVENANT_s_ with the said GRANTEE___ that she is lawfully seized and possessed of said land in fee simple, ha_s_ 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 Eskridge S/D of Part of the W.B. Franklin Property of record in Book 547 , page 52 , 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 27th day of November, 19 96.

Ann G. Calvo

ANN G. CALVO

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

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 ANN G. CALVO, 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 27th day of November, 19 96.

Mitchell A Watts

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 _____.

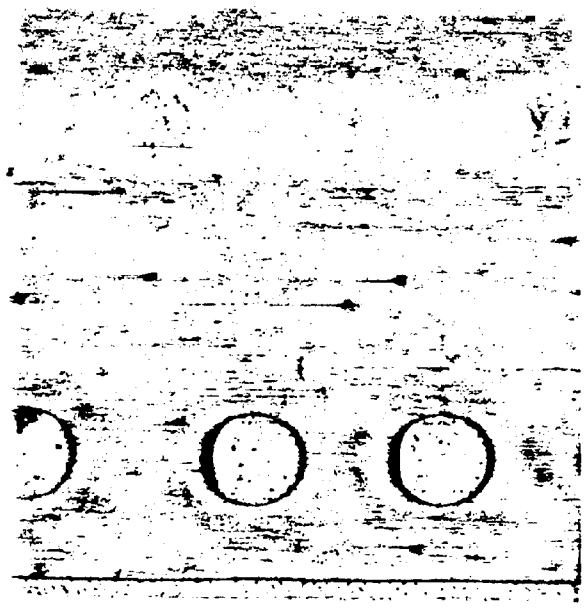
Witness my hand and official seal this _____day of _____, 19 ____.

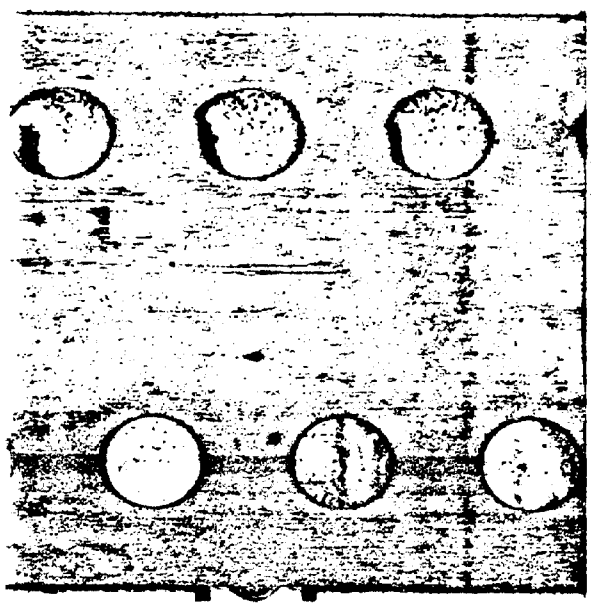
My Commission Expires: _____

Notary Public

0252078
IDENTIF. ↑ REFERENCE

96 DEC -3 PM 12:17
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.





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 72500.00
CON TX 268.25
PRFEE 1.00
WDEED 8.00
TOTAL 277.25
CHECK 277.25

12/03/96 01 12:18 0001 1333

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02520781
IDENTIF. # REFERENCE

96 DEC -3 PM 12:17
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1094003