WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON BOOK 10438 PG 626
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF April 19 97

Notary Public

MY COMMISSION EXPIRES: 9/23/00
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Craig P. Cellon (NAME)	COLLATERAL MORTGAGE, LTD. (NAME)	MAP 33-16
1101 NORTH GRAYCROFT AVENUE (ADDRESS)	1900 CRESTWOOD BOULEVARD (ADDRESS)	PARCEL 8
MADISON, TN 37115 (CITY) (STATE) (ZIP)	BIRMINGHAM, AL 35283-0180 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Lee Alan Graham and wife, Michele Lee Graham

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Craig P. Cellon and wife, Tammy Cellon

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot Number 1 on the Plan of the Resubdivison of Lot 172 on the Plan of Primrose Acres, Section 2, of record in Book 8250, page 33, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Lee Alan Graham and wife, Michele Lee Graham by Quitclaim Deed of record in Book 8647, page 51, Register's Office for Davidson County, Tennessee. Originally being the same property conveyed to Lee Alan Graham and Michele Lee Lancaster by deed of record in Book 8401, page 867, Register's Office for Davidson County, Tennessee. The said Lee Alan Graham and Michele Lee Lancaster having since married.

0300421 IDENTIFICATION REFERENCE

97 MAY -2 AM 6:17
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

6109 05/02 0101 03CHECK 342.00

MAIL ENV.

unimproved ( )
This is improved (X) property, known as 1101 North Graycroft Avenue, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 our hand s this 28th day of April 19 97

Lee Alan Graham

Michele Lee Graham

Michele Lee Graham

K 10438

BOOK 10438 PG 627

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 Lee Alan Graham and wife, Michele Lee Graham

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at GOODLETTSVILLE, Tennessee, this 28th day of April, 19 97

Commission expires 9/13/00

Notary Public

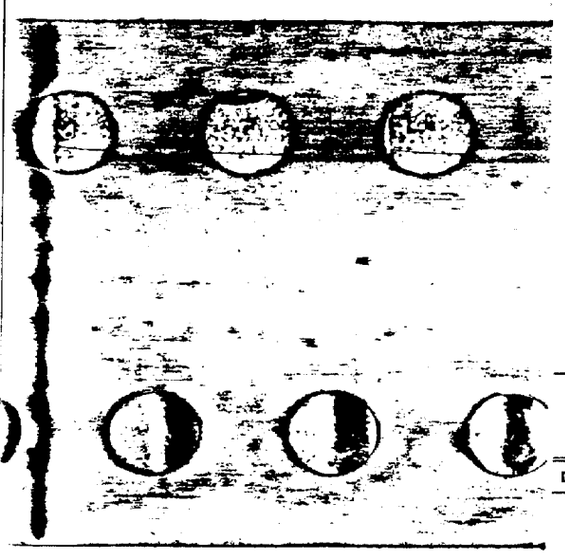
STATE OF TENNESSEE
COUNTY OF

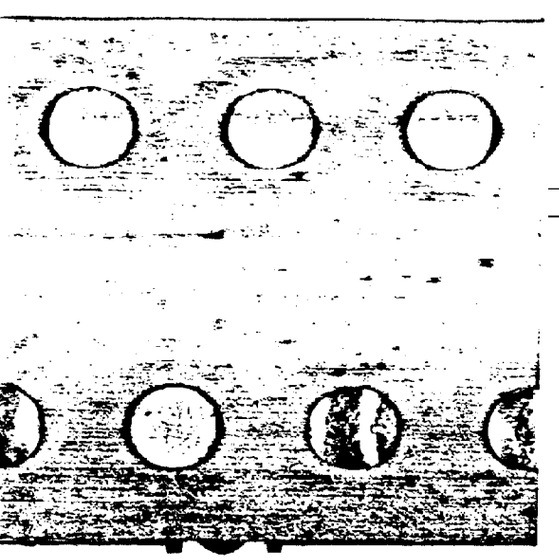
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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 at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public





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

RECEIVED OF _____

FOR _____

BOOK 10438 PG 628

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	90000.00
CON TX	333.00
PRFEE	1.00
WDEED	8.00
TOTAL	342.00
CHECK	342.00

05/02/97 01 08:21 0001 6109

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0300421
IDENTIF. ↑ REFERENCE

97 MAY -2 AM 8:17
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1146189