47

BOOK 10457 PG 773

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 69,900.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
15th DAY OF May 19 97
KATHY J. BYERS Notary Public
NOTARY PUBLIC TENNESSEE
MY COMMISSION EXPIRES: 11-22-97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
CASTLEMAN & ASSOCIATES, INC., 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer (King) Lunsford (NAME)	COLLATERAL MORTGAGE, LTD. (NAME)	MAP 28
5191 Marrowbone Lake Road (ADDRESS)	1900 Crestwood Boulevard (ADDRESS)	PARCEL 4
Joelton, TN 37080 (CITY) (STATE) (ZIP)	Birmingham, Alabama 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, James E. Brown, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jennifer (King) Lunsford, Unmarried

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:

LAND in the 14th Civil District of Davidson County, Tennessee, being a part of Lot No. 6 in the Subdivision of the Lands of Henry Flota Estate, of record in Book 421, Page 147, and described according to a survey dated August 25, 1966, by Hickerson & Pleasant Engineers Co., as follows:

BEGINNING at a point in the center of Marrowbone Lake Road, 0.6 miles more or less from the intersection of Marrowbone Lake Road and Grays Point Road; thence North 61 deg. 02' West 141.2 feet to an iron pin; thence along the southerly margin of an old dirt road, North 47 deg. 19' East 318.4 feet to a point in the centerline of Marrowbone Lake Road; thence with the centerline of said road South 7 deg. 32' West 100.0 feet to point; thence continuing with the centerline of said road, as measured along a curve, southerly 214.4 feet to the point of beginning.

BEING the same property conveyed to James E. Brown, Unmarried, by deed from Charles E. Binkley, and wife, Dorothy Mai Binkley, of record in Book 10457, Page 770, Register's Office for Davidson County, Tennessee.

97 MAY 19 AM 10:16
DAVIDSON COUNTY, TN

IDENTIFICATION

0306069

unimproved ( )
This is improved (X) property, known as 6191 Marrowbone Lake Road, Joelton, TN 37080
(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 my hand this 15th day of May 19 97

James E. Brown

BOOK 10457 PG 774

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 James E. Brown

the bargainor _____, 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 Goodlettsville, Tennessee, this 15th day of May, 1997.

Commission expires 11-22-97

Kathy D. Byers
Notary Public

KATHY D. BYERS NOTARY PUBLIC STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF

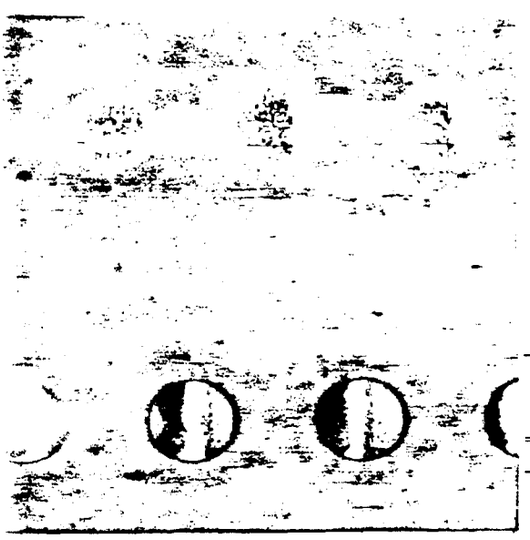
Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and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

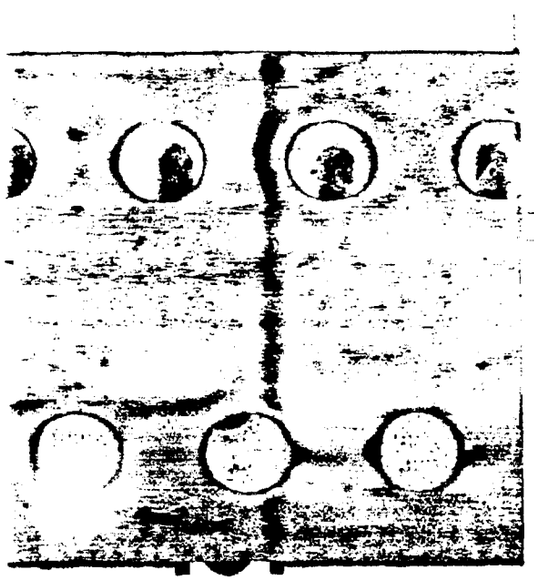
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

2287 05/19 0101 03CHECK 267.00





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10457 PG 775

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 69900.00
CON TX 258.63
PRFEE 1.00
WDEED 8.00
TOTAL 267.63
CHECK 267.63

05/19/97 01 10:48 0001 2287

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0306069
IDENTIF. & REFERENCE

97 MAY 19 [illegible]
FELIX Z. WILSON, II, REGISTER
DAVIDSON COUNTY, TN.

No. 1152205