WARRANTY DEED

BOOK 10478 PG 478

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 114,000.00

William E. Brewer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF May 19 97

Carol Coldwell
Notary Public

MY COMMISSION EXPIRES: 2-13-00
(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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
WILLIAM E. BREWER (NAME)	COLLATERAL MORTGAGE, LTD. (NAME)	MAP 98-12
328 DORR DRIVE (ADDRESS)	1900 CRESTWOOD BOULEVARD (ADDRESS)	GROUP A
GOODLETTSVILLE, TN 37072 (CITY) (STATE) (ZIP)	BIRMINGHAM, AL 35283-0180 (CITY) (STATE) (ZIP)	PARCEL 16.00CO

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, CLAUDIA B. K. BAXTER, UNMARRIED, by and through STEPHEN SULLIVAN, Attorney in Fact

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM E. BREWER AND WIFE, BONNIE L. BREWER

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 Davidson County, Tennessee, being Lot No. 16 on the Plan of Emerald Cove, of record in Book 6900, pages 629, 630, and 631, amended in Book 9112, page 29, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to CLAUDIA B. K. BAXTER, UNMARRIED by Deed of record in Book 9556, page 845, Register's Office for Davidson County, Tennessee.

STEPHEN SULLIVAN executes this instrument as Attorney in Fact for CLAUDIA B. K. BAXTER pursuant to Special Power of Attorney recorded simultaneously herewith.

0311645

IDENTIFICATION REFERENCE

97 JUN -4 AM 8:48

FELIA ADAMS, REGISTER
DAVIDSON COUNTY, TN.

8417 06/04 0101 03CHECK 430.80

unimproved ( )
This is improved (X) property, known as 328 DORR DRIVE, GOODLETTSVILLE, TN 37072
(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 30th day of May 19 97

Claudia B. K. Baxter
CLAUDIA B. K. BAXTER

BY: Stephen Sullivan
STEPHEN SULLIVAN, ATTORNEY IN FACT

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 _____

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 _____ day of _____ 19_____.

Commission expires _____

_____
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

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

Personally appeared before me, STEPHEN SULLIVAN, with whom I am personally acquainted, or proved to be on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney in Fact for CLAUDIA B. K. BAXTER, and is authorized by CLAUDIA B. K. BAXTER, to execute this instrument on her behalf.

Witness my hand and official seal this the 30 day of May, 1997.

Carolyn Adams
NOTARY PUBLIC

My commission expires: 9/23/00

CAROLYN ADAMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

RECEIVED OF _____

FOR _____

BOOK 10478 PG 480

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	
				114000.00
			CON TX	421.80
			PRFEE	1.00
			WDEED	8.00
			TOTAL	430.80
			CHECK	430.80
06/04/97	01		08:51 0001	8417

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0311645
IDENTIF. REFERENCE

97 JUN -4 PM 8:48

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TN.

No. 1158343