BOOK 10670 PG 369

THIS INSTRUMENT PREPARED BY:

Mail

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 190,000.00

Affiant

Subscribed and sworn to before me, this 31st day of October 1997

Notary Public

My Commission Expires: 11-22-97

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

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
REX E. COLLIER 811 Halcyon Avenue Nashville, Tennessee 37204	FT Mortgage Companies P.O. Box 146 Memphis, Tennessee 38101	MAP 118-1 PARCEL 417

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED NINETY THOUSAND AND NO/100------ ---------- ($ 190,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee s, the receipt of which is hereby acknowledged, I, RODNEY GUGE, UNMARRIED hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto REX E. COLLIER AND WIFE, MALVINA GOLDEN-COLLIER hereinafter called the Grantee s, 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 7th, formerly the 10th, Civil District of Davidson County, Tennessee, including the westerly part of Lots Nos. 1 and 2 on the Map of Dodd and Woodard's Subdivision as of record in Book 332, page 132, Register's Office for said County and also a lot lying immediately west of said Lots Nos. 1 and 2, more fully described as follows:

BEGINNING on the southerly margin of Halcyon Avenue 132.0 feet westerly from the corner of Lots 2 and 4 on said plan and runs thence with the southerly margin of said Avenue, westwardly 125.0 feet to Scruggs' northeast corner; thence with his line southwardly 154.0 feet to W.D. Gale's north line; thence with his line in an easterly direction 150.0 feet to a point 146.0 feet westerly from the southeast corner of Lot No. 1; thence in a northerly direction 161.7 feet to the point of beginning.

BEING the same property conveyed to Rodney Guge by deed from Jack Kemp, Secretary of Housing and Urban Development by David Kuckkahn, Chief Property Officer of record in Book 8342, page 550, Register's Office for Davidson County, Tennessee.

This is improved property known as 811 Halcyon Avenue, Nashville, Tennessee 37204

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 s, their heirs and assigns, forever.

GRANTOR COVENANT s with the said GRANTEE s that he 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 Dodd & Woodard's Subdivision of record in Book 332, page 132, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and binds himself ___, his ___ heirs and representatives to warrant and forever defend the title to the said GRANTEE s , their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 31st day of October, 19 97.

RODNEY GUGE

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STATE OF ILLINOIS)
COUNTY OF COOK)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named RODNEY GUGE, 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 this 29th day of October, 1997.

My Commission Expires:

"OFFICIAL SEAL"
Carmen D. Berrien
Notary Public, State of Illinois
My Commission Expires 12/28/97

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

0365981

IDENTIFICATION REFERENCE

97 NOV -4 AM 10:54

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

7336 11/04 0101 03CHECK 712.00

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	190000.00
CON TX	703.00
PRFEE	1.00
MTGFEE	8.00
TOTAL	712.00
CHECK	712.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/04/97 01 1100 0001 7236

0365981

IDENTIFICATION REFERENCE

97 NOV -4 AM 11:10:55

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1216543