RE-RECORD BOOK 10835 PG 836 BOOK 10753 PG 407 20

WARRANTY DEED

This instrument was prepared by:
Gary S. Rubenstein
SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 190676
Nashville, TN 37219-0676

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO:
Lisa G. Davidson	Regions Mortgage, Inc.	Map 95-11
2400 Woodberry Drive	817 South Court St.	Parcel 52
Nashville, TN 37214	Montgomery, AL 36104	3DZ 6425

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $107,450.00.

Lisa G. Davidson
Affiant

SWORN TO AND SUBSCRIBED before me this the 9th day of January, 1998.

Kelly R. Mangum
Notary Public

My Commission Expires:
11-24-99

0598 01/09 0101 03CHECK 406.57

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, Thelma Ballance Collins, hereinafter called the Grantor, has bargained and sold and by these presents does hereby transfer and convey unto Lisa G. Davidson, hereinafter referred to as Grantee, her heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the Third Civil District of Davidson County, Tennessee, being Lot No. 38 on the Plan of Merry Oaks, Section II, as of record in Book 2133, page 8, Register's Office of said County.

Said Lot No. 38 is situated on the northeast corner of Woodberry Drive and Blue Hills Road, fronting 140.9 feet on the northerly margin of Woodberry Drive and fronting 73.5 feet to the easterly margin of Blue Hills Road, said frontages being joined by a curve with a radius of 25 feet and being 42.7 feet in length. The easterly line of said lot measures 119.8 feet, and the northerly line measures 164.7.

Being the same property conveyed to Walter Hines Collins and wife, Thelma Ballance Collins (Walter Hines Collins having since died) by deed of record in Book 2333, page 83, Register's Office of Davidson County.

Subject to taxes for the year 1998.

This is improved property, known as 2400 Woodberry Drive, Nashville, TN 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the

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said Grantee, her heirs, successors and assigns forever, and the said Grantor covenants with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as above mentioned, and taxes for the year 1998 which the Grantee herein assumes and agrees to pay.

AND the said Grantor further covenants and binds herself, and her heirs, successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 9th day of January, 1998.

Thelma Ballance Collins by Walter H. Collins, Jr.
Thelma Ballance Collins Power of Attorney

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Walter H. Collins, Jr., who acknowledge that he is the attorney-in-fact for

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thelma Ballance Collins, 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. Walter H. Collins, Jr. being authorized so to do by Thelma Ballance Collins.

WITNESS my hand and official seal, at Nashville, Tennessee, on this the 9th day of January, 1998.

Kelly P. Hangrum
Notary Public

My Commission Expires: 11/21/99

0388803
IDENTIF. & REFERENCE
RE-RECORD
98 JAN -9 PM 2:00
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0411586
IDENTIF. & REFERENCE
RE-RECORD
98 MAR 12 PM 4:04

5055 03/12 0101 03CHECK 8.00

gsr/real/colln-wd