BOX 44

THIS INSTRUMENT PREPARED BY:
George V. Crawford, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

BOOK 11497 PG. 659

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $82,500.00.

Deborah L. Collins
Affiant

Subscribed and sworn to before me, this 25th day of May, 1999.

Notary Public

My Commission Expires: March 24, 2001

Address New Owner As Follows:
Deborah L. Collins
106 Spring Place
Nashville, TN 37214

Send Tax Bills To:
Mortgage Investors Group, L.P.
320 N Cedar Bluff Road
Knoxville, TN 37923

Map-Parcel Number:
085-15-0-A / 006.00

Field Book 3DZ 85946

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **WILLIAM P. DUTTON AND WIFE, DARLENE DUTTON**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **DEBORAH L. COLLINS** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A certain condominium apartment in Davidson County, Tennessee, Being Unit No. 106 on the Plan of Spring Place Condominiums, as described and shown on site layout attached to the Master Deed of Spring Place Concominiums of record in Book 6780, page 229, the site layout plan being attached thereto at Book 6780, page 289, as amended by Ammendum to the Master deed and By-laws of record at Book 7123, page 121, and at Book 7242, page 924, Register's office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to William P. and Darlene Dutton by deed from T & C Partnership, a Tennessee general partnership, of record in Book 7508, page 589, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 1999 taxes, a lien but not yet due and payable, which have been prorated and assumed by

Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Master Deed creating a Horizontal Property Regime of record in Book 6780, page 229, as amended in Book 7213, page 121 and Book 7242, page 924 and the By-Laws attached thereto, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 6250, page 830, Register's Office for said County.

4. Rights of others in and to the common elements.

This is improved property known as 106 Spring Place Drive, Nashville, TN 37027.

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, her heirs and assigns, forever; and we covenant with the said Grantee 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 25th day of May, 1999.

William P. Dutton
William P. Dutton

Darlene Dutton
Darlene Dutton
By: William P. Dutton Attorney in fact for Darlene Dutton
William P. Dutton, Attorney-in-Fact for Darlene Dutton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM P. DUTTON, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 25th day of May, 1999.

Notary Public

My Commission Expires: 11/27/99

CHARLES D. JR. NEW NOTARY PUBLIC AT LARGE

05 92212
REFERENCE
REGISTER
COUNTY, TN.
27 PM 3:02
MAY 99

ACKNOWLEDGEMENT FOR
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 WILLIAM P. DUTTON, with whom I am personally acquainted, 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 of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Nashville, Tennessee, this 25th day of May, 1999.

Notary Public

My Commission Expires: 1/27/99

1619 05/27 01:01 03CHECK 320.25

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK **11497** PG. **662**

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

05922112

IDENTIFICATION REFERENCE

99 MAY 27 PM 3:02

ILL G... REGISTER
DAVIDSON COUNTY, TN.

CAMT	82500.00
CON TX	305.25
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	320.25
CHECK	320.25

05/27/99 01 15:06 0001 1619

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1466189