This instrument prepared by McKinney and Woodard, Attorneys, 608 Gallatin Road, Madison, Tennessee

WARRANTY DEED

BOOK 4475 PAGE 666

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
ELLA ANN LAGADINOS	Collateral Investment Company	
(NAME)	(NAME)	
1425 Sumner Avenue	2233 4th Avenue North	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Birmingham, Alabama 35203	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)

Dollars,

cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, including the assumption of and agreement to pay, by the grantees, the unpaid balance owing on a note as secured by a deed of trust of record in Book 4130, page 365, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said note,

we, EDITH M. MITCHELL DUNCAN and husband, JOE D. DUNCAN,

have this day bargained and sold, and do hereby transfer and convey unto the said ELLA ANN LAGADINOS, for her sole and separate estate, free from the contracts or debts of any present or future husband, as if she were a feme sole, her *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

LAND in Davidson County, Tennessee, being Lot No. 30 on the Map of the Subdivision of Part of the Weakly Home Place, as of record in Book 421, page 35, Register's Office for Davidson County, Tennessee.

SAID Lot No. 30 fronts 50 feet on the northerly side of Sumner Avenue and runs back between parallel lines 150 feet to a 15 foot alley in the rear.

BEING the same land as conveyed to Horace Mitchell and wife, Edith M. Mitchell, by deed from Hazel Tygret Jones, of record at Book 4130, page 363, DCRO, and vested solely in Edith M. Mitchell by divorce decree of Minute Book 62A, page 91, 4th Circuit Court for Davidson County, Edith M. Mitchell and Edith M. Mitchell Duncan being one and the same person

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Subscribed and sworn to before me, this the 21 day of Jan, 19 71

Affiant

My commission expires My Commission Expires August 11, 1973 (Affix Seal)

Notary Public

This is improved (x) unimproved ( ) property, known as 1425 (House Number) Sumner Avenue (Street) Nashville P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

EDITH M. MITCHELL DUNCAN and husband, JOE D. DUNCAN

their *(successors),*

heirs and assigns forever. we do *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*, except as assumed above by the grantees and 1970-1971 taxes

we *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* ELLA ANN LAGADINOS

her

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand s this* 18th *day of* January, 1971, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Edith M. Mitchell Duncan
Edith M. Mitchell Duncan

Joe D. Duncan
Joe D. Duncan

STATE OF ~~TENNESSEE~~ TEXAS
COUNTY OF ~~DAVIDSON~~ Dallas

Personally appeared before me, the undersigned *, a Notary Public in and for said County and State,* EDITH M. MITCHELL DUNCAN and husband, JOE D. DUNCAN

the within named bargainors, with whom I am personally acquainted, and who acknowledged that they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Dallas *,* Texas ~~TENNESSEE~~ *this* 18 *day of* January *, 19*71*.*

Commission expires 6-1-71 *Notary Public*

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, *, a Notary Public of the State and County aforesaid, personally appeared* *, with whom I am personally acquainted, and who, upon oath, acknowledged* *self to be* *of the* *the within named bargainor, a corporation, and that* *he as such* *, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* *self as* *.*

Witness my hand and seal, at office in *, this* *day of* *, 19* *.*

Notary Public

Commission expires *.*

RETURN TO: RAMSEY REALTY
P. O. BOX 262 MADISON TENN. 37115

WARRANTY DEED

FROM

EDITH M. MITCHELL DUNCAN ET AL

TO

ELLA ANN LAGADINOS

B 0 2 9 1 0

IDENTIF. REFERENCE

JAN 25 10 02 AM '71

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

JAN 25 71	CONV	11,274.10			
JAN 25 71	S'TAX		A*	29.38	
JAN 25 71	PR'FEE		A*	.50	
JAN 25 71	W'DEED		A*	3.00	* 32.88

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company

American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE