WARRANTY DEED

BOOK 4589 PAGE 752

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James H. Askins (NAME)	Collateral Investment Company (NAME)	Map 60-1
3128 Ewingdale Drive (STREET ADDRESS OR ROUTE NUMBER)	2233 Fourth Avenue, North (STREET ADDRESS)	Par. 168
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Birmingham, Alabama 35203 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of

Ten and no/100 ($10.00) ---------- *Dollars,*

cash in hand paid by James H. Askins and wife, and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, Jesse R. Maggart and wife, Helen Maggart

have this day bargained and sold, and do hereby transfer and convey unto the said

James H. Askins and wife, Millie A. Askins, their

(successors), heirs and assigns,

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

Land in Davidson County, Tennessee, being Lot No. 108 on the Plan of Golden Valley, Section I, as of record in Book 4175, page 142, Register's Office for said County.

Said Lot No. 108 fronts 54.47 feet on the northerly side of Ewingdale Drive, and extends back 126.24 feet on the westerly line and 122.42 feet on the easterly line to a dead line measuring 60.75 feet thereon.

Being part of the same property conveyed to Jesse R. Maggart, by deed from Lewis Gaines, Trustee, of record in Book 4458, page 313, said Register's Office.

This Instrument Prepared By:
Thomas C. Binkley, Attorney
Court Square Bldg.
300 James Robertson Parkway
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this trapefer is/$ 15,450.00

Subscribed and sworn to before me, this the 4th day of April 19 72

Affiant James H. Askins

My commission expires: July 31, 1973 (Affix Seal)

Notary Public Thomas C Binkley Jr.

This is unimproved ( ) improved (X) property, known as 3128 Ewingdale Drive, Nashville, Tennessee. (House Number) (Street) 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

James H. Askins and wife, Millie A. Askins, their

(successors), heirs and assigns forever. We *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.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said*

James H. Askins and wife, Millie A. Askins, their

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

Witness our hand s this 4th day of April, 19 72, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Helen Maggart

Jesse R. Maggart

BOOK 4589 PAGE 753

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Thomas C. Binkley, a Notary Public in and for said County and State, Jesse R. Maggart and wife, Helen Maggart

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 Nashville, Tennessee this 4th day of April, 1972.

Thomas C. Binkley
Notary Public

Commission expires July 31, 1973

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.....

APR-4 72 CONV 15,450.00
APR-4 72 S'TAX A* 40.04
APR-4 72 PR'FEE A* .50
APR-4 72 MDEED A* 4.00 * 44.54

WARRANTY DEED

FROM

JESSE R. MAGGART, ET UX

TO

JAMES H. ASKINS, ET UX

B 5 4 5 1 2

IDENTIF. REFERENCE

APR 4 2 56 PM '72

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of

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