This instrument prepared by:
Williams, Shields & Wildman, Attys.
310 Gallatin Rd., South
Madison, Tennessee 37115

WARRANTY DEED

BOOK 4795 PAGE 145

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nevin H. Downs	Collateral Investment Company	11D-36400
(NAME)	(NAME)	
821 No. Summerfield Drive	2233 Fourth Avenue North	Map 42-3
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, Tennessee 37115	Birmingham, Alabama 35203	Parcel 117
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of $10.00 OVC
TEN AND NO/100---------- *Dollars,*
cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, Fred A. McDonald and wife, Mabel C. McDonald
have this day bargained and sold, and do hereby transfer and convey unto the said
Nevin H. Downs and wife, Myrtianne P. Downs, their
certain real estate in Davidson County, Tennessee, as follows: *(successors), heirs and assigns,*

Being Lot No. 26 on the Plan of Bonnie Brae, Section 5, as of record in Book 3600, page 68, Register's Office for Davidson County, Tennessee.

Said Lot No. 26 fronts 175 feet on the southwesterly margin of North Summerfield Drive and extends back 175.7 feet on the northwesterly line and 300 feet on the southeasterly line to a dead line, measuring 215.65 feet thereon.

Being the same property conveyed to Fred A. McDonald and wife, Mabel C. McDonald by deed from Charles B. Buchanan and wife, Bessie M. Buchanan of record in Book 3919, page 994, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 56,300.00

Subscribed and sworn to before me, this the 4th day of March 19 74

My commission expires 11/17/76 (Affix Seal)

Affiant ✓ G. Thomas Shields

Notary Public Deane H. Floyd

This is improved (X) unimproved ( ) property, known as 821 North Summerfield Drive, Madison, 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
NEVIN H. DOWNS AND WIFE, MYRTIANNE P. DOWNS, 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* NEVIN H. DOWNS AND WIFE, MYRTIANNE P. DOWNS, their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 4th *day of* March, 19 74, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Fred A. McDonald

Mabel C. McDonald

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned authority *a Notary Public in and for said County and State,* Fred A. McDonald and wife, Mabel C. McDonald

the within named bargainor S, *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 Madison *Tennessee, this* 4th *day of* March, *19* 74

Deanie G. Lloyd
Notary Public

Commission expires 11/17/76

NOTARY PUBLIC DEANIE G. LLOYD DAVIDSON COUNTY TENN.

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 .....

MAR 11 74 CONV 56,300.00
MAR 11 74 S TAX A* 146.38
MAR 11 74 PR FEE A* .50
MAR 11 74 W DEED A* 4.00 * 150.88

WARRANTY DEED

FROM
Fred A. McDonald et ux
TO
Nevin H. Downs et ux

C 4 5 1 1 7

IDENTIF. REFERENCE

MAR 11 3 16 PM '74

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS