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

WARRANTY DEED

BOOK 4810 PAGE 242

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Laverne R. Van Tassel, et ux. (NAME)	Collateral Investment Co. (NAME)	23W-14335
102 S. 16th Street (STREET ADDRESS OR ROUTE NUMBER)	2233 Fourth Avenue North (STREET ADDRESS)	Map 83-9
Nashville, Tenn. 37206 (CITY) (P. O. ZONE) (STATE)	Birmingham, Alabama 35203 (CITY) (ZONE) (STATE)	Parcel 473

FOR AND IN CONSIDERATION of the sum of $ 10.00 O.V.C.
Ten and no/100ths ($10.00) ----------
and other good and valuable considerations, the receipt of which is *Dollars,*
hereby acknowledged,

We, JAMES W. CLEMENTS, BONNIE C. WILLIS, AGNES C. DANIEL, MILDRED C. STILWELL, and VIVIAN C. DESIREY, being the sole heirs of HATTIE J. CLEMENTS, deceased

have this day bargained and sold, and do hereby transfer and convey unto the said
LAVERNE R. VAN TASSEL and wife, ERA JANE VAN TASSEL, their
(successors), heirs and assigns,
certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Lindsley Park Addition, as of record in Book 547, page 76, Register's Office for Davidson County, Tennessee.

Said Lot No. 12 fronts 54 feet on the westerly margin of 16th Street and extends back 150.0 feet between parallel lines to a dead line in the rear.

Being the same property conveyed to Hettie Jarrett Clements by deed from George I. Waddey, Jr., unmarried, of record in Book 808, page 59, and by decree of record in Book 2142, page 363, Register's Office for Davidson County, Tennessee, the said Hattie Jarrett Clements having died on May 21, 1973.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
The actual consideration or value whichever is greater, for this transfer is $ 19,000.00
Subscribed and sworn to before me, this the 26th day of April 19 74
My commission expires: 11-17-76 (Affix Seal)
Affiant Laverne R. Van Tassel
Notary Public Diane L. Floyd

FLOYD NOTARY PUBLIC DAVIDSON COUNTY TENN.

This is unimproved ( ) improved (X) property, known as 102 S. 16th Street, 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
LAVERNE R. VAN TASSEL and wife, ERA JANE VAN TASSEL, 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*
LAVERNE R. VAN TASSEL and wife, ERA JANE VAN TASSEL, their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 26th *day of* April, 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.*

James W. Clements
James W. Clements

Mildred C. Stilwell
Mildred C. Stilwell

Bonnie C. Willis
Bonnie C. Willis

Vivian C. Desirey
Vivian C. Desirey

Agnes C. Daniel
Agnes C. Daniel

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* James W. Clements, Bonnie C. Willis, Agnes C. Daniel, Mildred C. Stilwell and Vivian C. Desirey

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* 26th *day of* April, *19* 74

Deanie G. Floyd *Notary Public*

Commission expires 11-17-76

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 .....

WARRANTY DEED

FROM

James W. Clements, et al.

TO

Laverne R. Van Tassel, et ux.

102 S. 16th Street

Nashville, Tennessee 37206

APR29 74 CONV 19,000.00
APR29 74 S'TAX A* 49.40
APR29 74 PR'FEE A* .50
APR29 74 W'DEED A* 4.00 * 53.90

C 5 1 9 5 8

IDENTIF. REFERENCE

APR 29 8 44 AM '74

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

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