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

BOOK 1824 PAGE 445

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James M. Rice, et ux. (NAME)	Collateral Investment Co. (NAME)	Map-119-2
45 Glenrose Avenue (STREET ADDRESS OR ROUTE NUMBER)	2233 Fourth Avenue North (STREET ADDRESS)	Par. 248
Nashville, Tenn. 37211 (CITY) (P. O. ZONE) (STATE)	Birmingham, Alabama 35203 (CITY) (ZONE) (STATE)	6DA-15697

FOR AND IN CONSIDERATION of the sum of $10.00 OVC
------Ten and no/100ths----------
Dollars,
cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, AULDON LEE CAGLE, JR., unmarried,

have this day bargained and sold, and do hereby transfer and convey unto the said
JAMES M. RICE and wife, PEGGY J. RICE, their

(successors), heirs and assigns,
certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 167 on the Plan of Sterling Heights, Section V, as of record in Book 1835, page 37, Register's Office for Davidson County, Tennessee.

Said Lot No. 167 fronts 62.0 feet on the southerly margin of Glenrose Avenue and extends back 180.3 feet on the westerly line and 183.2 feet on the Easterly line to a dead line in the rear measuring 155.6 feet thereon.

Being the same property conveyed to Auldon Lee Cagle, Jr. and wife, Sarah Louise Cagle, by deed from John W. Overby and wife, Margie C. Overby, of record in Book 2482, page 611, Register's Office for Davidson County, Tennessee, the said Sarah Louise Cagle having since died on December 8, 1973.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 12,000.00

Subscribed and sworn to before me, this the 11th day of June, 1974

Affiant

My commission expires: 2/8/78 (Affix Seal)

Notary Public

Unimproved (-0-)
This is Improved (20) property, known as 45 Glenrose Avenue (House Number) (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
JAMES M. RICE and wife, PEGGY J. RICE, their

(successors), heirs and assigns forever. I covenant that I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* James M. Rice and wife, Peggy J. Rice, their

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

Witness my *hand this* 11th *day of* June, 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.*

Auldon Lee Cagle Jr.
Auldon Lee Cagle, Jr.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned *a Notary Public in and for said County and State,* Auldon Lee Cagle, Jr.

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 and official seal at Madison *Tennessee, this* 11th *day of* June, *19* 74

Jon Shelle *Notary Public*

Commission expires 2/8/78

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 .....

JUN 13 74 CONV 12,000.00
JUN 13 74 S'TAX A* 31.20
JUN 13 74 PR'FEE A* .50
JUN 13 74 W'DEED A* 4.00 * 35.70

WARRANTY DEED

FROM

Auldon Lee Cagle, Jr.

TO

James M. Rice, et ux

45 Glenrose Avenue

Nashville, Tennessee

C 5 8 4 7 9

IDENTIF. REFERENCE

JUN 13 8 09 AM '74

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

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