HIS INSTRUMENT PREPARED BY:

BOOK 4854 PAGE 958

David B. Herbert

DAVID B. HERBERT
ATTORNEY, NASHVILLE, TENN.

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
	Mr/Mrs. George T. Espinoza Same as below	Collateral Investment Co. 2233 4th Avenue North Birmingham, Alabama 35203
FIELD BOOK NUMBER(S) 8DA-32300	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 507 Foundation Court	LOAN OR ACCOUNT NO. 3/12125 PROPERTY IS [X] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest, on a certain note, dated January 19, 1960, in the original principal sum of $13,400.00 payable to Collateral Investment Company, in monthly installments as set forth in said note, with interest as set out therein, and being secured by a deed of trust executed by Gary W. Starkey and wife, to Herschel Greer, Trustee, as of record in Book 3020, Page 587,

LOUISE G. SPRINGER, a widow

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto George T. Espinoza and wife, Valda S. Espinoza

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 400 on the Map of Charlotte Park Subdivision, Section 5, as of record in Book 2663, page 111.

Said Lot No. 400 fronts 50.3 feet on the westerly margin of Foundation Court and extends back 142.0 feet on the northerly line and 151.3 feet on the southeasterly line, to a dead line, measuring 106.0 feet thereon.

Being the same property conveyed to Jerry B. Springer and wife, Louise G. Springer, by deed from Gary W. Starkey and wife, Ruth G. Starkey, as of record in Book 3249, Page 127, the said Jerry B. Springer having since died.

This conveyance is made subject to restrictions of record in Book 2875, Page 426.

This instrument prepared by David B. Herbert, Attorney, Third National Bank Building, Nashville, Tennessee, upon information furnished by the parties.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as shown above and 1974 taxes, a lien but not yet due and payable.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 11 day of Sept., 1974.

Louise G. Springer

Louise G. Springer

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Marlene Billingsley, a Notary Public in and for the State and County aforesaid, personally appeared the within named Louise G. Springer, a widow the bargainor(s), with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 11 day of September, 1974.

Marlene Billingsley
Notary Public

My commission expires:
My Commission Expires JAN. 24, 1976

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____ the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires:

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 25,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF Sept 1974

MY COMMISSION EXPIRES: 8-20-78 (AFFIX SEAL)

Mary Ann Selley
Notary Public

WARRANTY DEED

FROM

LOUISE G. SPRINGER

TO

GEORGE T. ESPINOZA & WIFE

C 7 2 4 4 7

IDENTIF. REFERENCE

SEP 25 12 50 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Return to: ORTALE, KELLEY, HERBERT & CRAWFORD
14th Flr. 3rd Natl. Bk. Bldg.
Nashville, Tennessee

SEP 25	CONV	25,000.00			
SEP 25	S'TAX		A*	65.00	
SEP 25	PR'FEE		A*	.50	
SEP 25	W'DEED		A*	4.00	* 69.50

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires:

_____
Notary Public