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

BOOK 4903 PAGE 546

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Gary E. Magyar	Collateral Investment Company	Map 149-13
(NAME) 4796 Bowfield Drive	(NAME) 2233 Fourth Avenue North	Parcel 45
(STREET ADDRESS OR ROUTE NUMBER) Antioch , Tenn. 37013	(STREET ADDRESS) Birmingham, Alabama 35203	2DA14994
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100---------- ($10.00) *Dollars,*

cash in hand paid by Gary E. Magyar and wife, Vicki D. Magyar, and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, ERVIN K. BLEDSOE, JR., AND WIFE, CHARLOTTE J. BLEDSOE,

have this day bargained and sold, and do hereby transfer and convey unto the said GARY E. MAGYAR AND WIFE, VICKI D. MAGYAR, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 56 on the Plan of Debra Heights, Section 3, of record in Book 4175, page 6, Register's Office for said County, as follows:

Said Lot No. 56 fronts 87.28 feet on the southeasterly side of Bowfield Drive and runs back 134.30 feet on the northeasterly line and 173.66 feet on the southwesterly line, which is a broken line, to a dead line in the rear on which it measures 130.09 feet thereon.

Being the same property conveyed to Ervin K. Bledsoe, Jr., and wife, Charlotte J. Bledsoe, by deed from Joe V. Dobbs and wife, Buena M. Dobbs, of record in Book 4271, page 80, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 25,000.00

Subscribed and sworn to before me, this the 7th day of April, 19 75

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

Affiant: ✓ Gary E. Magyar

Notary Public: Deanie H. Floyd

This is unimproved ( ) improved (X) property, known as 4796 Bowfield Drive, Antioch, Tennessee 37013
(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 Gary E. Magyar and wife, Vicki D. Magyar, 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* Gary E. Magyar and wife, Vicki D. Magyar their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hands this 7th day of April, 1975, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

✓ Ervin K. Bledsoe, Jr.

Ervin K. Bledsoe, Jr.

Charlotte J. Bledsoe

Charlotte J. Bledsoe

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned authority *a Notary Public in and for said County and State,* Ervin K. Bledsoe, Jr. and wife, Charlotte J. Bledsoe

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* 7th *day of* April, *19* 75

Dana 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 .....

APR 14 75	CONV	25,000.00				
APR 14 75 S'TAX			A*	65.00		
APR 14 75 PR'FEE			A*	.50		
APR 14 75	W'DEED		A*	4.00	*	69.50

WARRANTY DEED

FROM
ERVIN K. BLEDSOE, JR. ET UX

TO
GARY E. MAGYAR ET UX

C 9 4 0 0 7

IDENTIF. REFERENCE

APR 14 8 23 AM '75

FE... REGISTER
DAVIDSON COUNTY, TENN.

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