BOOK 4967 PAGE 995

This Instrument prepared by
J. K. WOODARD, Attorney at law
223 MADISON ST.
MADISON, TENNESSEE 37115

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Fudge et ux (NAME:)	Collateral Investment Co. (NAME:)	Map 34-13
1400 Florence Ave. (STREET ADDRESS OR ROUTE NUMBER)	2238 4th Ave. N. (STREET ADDRESS)	Parcel 189
Madison, Tenn. (CITY) (P. O. ZONE) (STATE)	Birmingham, Alabama 35203 (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of ----------TEN AND NO/100----------
---------- ---($10.00)---------- --- *DOLLARS*
cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption of and agreement to pay by the grantees the balance owing on a note, dated January 17, 1975, in the original principal amount of $15,100.00, payable in monthly installments and secured by a Deed of Trust of record in Book 4883, page 115 said Register's Office to which reference is here made for a more complete description of said note,

We, James Richard Randolph and wife, Beverly J. Randolph,
have bargained and sold, and by these presents do transfer and convey unto the said John Fudge and wife, Nicki
their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in Davidson County, Tennessee, being Lot No. 28 of Block "G" on the Plan of East Lawn, as of record in Book 547, pages 153 and 154, Register's Office for said County.

Said Lot No. 28 fronts 50 feet on the southeasterly side of Florence Avenue and extends back between parallel lines 120 feet to the northwesterly side of the Louisville and Nashville Railroad right-of-way.

Being the same property conveyed to James Richard Randolph and wife, Beverly J. Randolph, by deed from Jimmy O. Smith and William H. Dorris of record in Book 4883, page 113, Register's Office for Davidson County, Tennessee.

APR29[78]	CONV	15,100.00			
APR29[78]	S'TAX		A*	39.26	
APR29[78]	PB'FEE		A*	.50	
APR29[78]	W'DEED		A*	8.00	* 47.76

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
The actual consideration or value whichever is greater, for the title conveyed is $15,100.00
Subscribed and sworn to before me, this the 21st day of April, 1978
My commission expires: 12-16-81
(Affix Seal)
Notary Public

WILLIAM H. DORRIS
NOTARY PUBLIC
DAVIDSON COUNTY

unimproved ( ) This is improved (X) property, known as 1400 Florence Avenue, Madison, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees *their heirs and assigns, forever.*

And we *do covenant with the said* Grantees *that* we are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.* , except as noted above.

And we *do further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Grantees *their heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 21st *day of* April, *19* 25, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James R. Randolph

& Beverly J. Randolph

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State, the within named* James Richard Randolph and wife, Beverly J. Randolph,

the 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 Nashville, *Tennessee, this* *day of* April, *19* 75.

Notary Public.

Commission Expires 11-3-76.

STATE OF.....
COUNTY OF.....

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named*.....

the bargainor....., 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*..... *day of*....., *19*.....

....., *Notary Public.*

Commission Expires.....

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 Richard Randolph et ux

TO

John Fudge et ux

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

APR 29 1 36 PM '75

IDENTIF. REFERENCE

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