ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Joan James (NAME)	Collateral Investment Company (NAME)	12D-28930
3237 Vailview Drive (STREET ADDRESS OR ROUTE NUMBER)	2233 Fourth Avenue, North (STREET ADDRESS)	50-15
Nashville, Tennessee, 37207 (CITY) (STATE) (ZIP CODE)	Birmingham, Alabama, 35203 (CITY) (STATE) (ZIP CODE)	123

WARRANTY DEED

For and in consideration of the sum of $10.00- -
Ten and No/100- DOLLARS,
Cash in hand paid by Joan James, and other good and valuable consideration, a part of which is the assumption of one certain trust deed dated December 27, 1974, and filed for record December 31, 1974, in the office of the recorder of Deeds of Davidson County, Tennessee, in Book 4878, Page 511, and note of even date thereby secured, in the original principal amount of $22,500.00, payable to Collateral Investment Co., which debt the grantee herein assumes and agrees to pay as part payment of the purchase price. The grantee further hereby assumes the obligations of Claude Leon Kelly and wife, Regina M. Kelly, under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned. We,

CLAUDE LEON KELLY AND WIFE, REGINA M. KELLY,

have bargained and sold, and by these presents do transfer and convey unto the said
JOAN JAMES,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 521 on the Plan of Parkwood Estates, Section III, as of record in Book 3300, page 31, Register's Office for said County.

Said Lot No. 521 fronts 75 feet on the northwesterly side of Vailview Drive and extends back 160 feet on the northeasterly line and 157 feet on the southwesterly line to a dead line measuring 75.05 feet thereon.

Being the same property conveyed to Claude Leon Kelly and wife, Regina M. Kelly, by deed from Carl R. Johnson and wife, Barbara S. Johnson, of record in Book 4878, page 509, said Register's Office.

unimproved ( )
This is improved (X) property, known as 3237 (House Number) Vailview Drive (Street)
(P. O. Address) Nashville, Tennessee, (City or Town) 37207 (Zip Code)

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, unless otherwise herein set out. And we do further covenant and bind ourselves, 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.

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.

Witness our hands this Thirtieth day of May, 1975.

Claude Leon Kelly

Regina M. Kelly

BOOK 4918 PAGE 224

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 Claude M. Kelly and wife, Regina M. Kelly,

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 Thirtieth day of May, 19 75.

My commission expires July 27, 1977 Notary Public

STATE OF TENNESSEE
COUNTY OF

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

Witness my hand and seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 24,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Joan James

Sworn to and subscribed before me this 30th day of May, 19 75.

My commission expires July 27, 1977 Notary Public

This instrument was prepared by:

Frank P. Reynolds, Attorney, American Trust Building, Nashville, Tennessee.

Name			Address		
~~JUN 3~~	~~CONV~~	~~24,000.00~~			
JUN-3 S'TAX			A*	62.40	
JUN-3 PR'FEE			A*	.50	
JUN-3	W'DEED		A*	4.00	* 66.90

WARRANTY DEED

FROM CLAUDE LEON KELLY AND WIFE,

REGINA M. KELLY,

TO JOAN JAMES.

D 00895

IDENTIF. REFERENCE

JUN 3 1 31 PM '75

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219