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

BOOK 4918 PAGE 426

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Phillip L. Beene	Collateral Investment Company	12D-30750
(NAME) 3257 Spears Road	(NAME) 2233 Fourth Avenue North	Map 50-14
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn. 37207	(STREET ADDRESS) Birmingham, Alabama 35203	Parcel 93
(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 Phillip L. Beene and wife, Josephine P. Beene, and other good and valuable considerations, the receipt of which is hereby acknowledged,

I, WAYNE PAUL WALKER, unmarried,

have this day bargained and sold, and do hereby transfer and convey unto the said
PHILLIP L. BEENE AND WIFE, JOSEPHINE P. BEENE,

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 409 on the Plan of Parkwood Estates, Section 2, of record in Book 3300, page 5, Register's Office for Davidson County, Tennessee.

Said Lot No. 409 fronts 77.5 feet on the northerly side of Spears Road, and extends back 150 feet on the easterly line and 150 feet on the westerly line to a dead line measuring 86.51 feet thereon.

Being the same property conveyed to Wayne Paul Walker and wife, Elaine T. Walker, by deed from Davidson Associates, Inc., of record in Book 3374, page 205, Register's Office for Davidson County, Tennessee. By Quit Claim Deed of record in Book 4884, page 935, Register's Office for said County, Elaine T. Walker Burgett conveyed her interest in said property to Wayne Paul Walker.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 30,000.00

Subscribed and sworn to before me, this the 29th day of May, 19 75

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

Affiant: ✓ Phillip L. Beene

Notary Public: Delanie D. Floyd

This is ( ) unimproved (X) improved property, known as 3257 Spears Road, Nashville, Tennessee 37207 (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
Phillip L. Beene and wife, Josephine P. Beene, 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* Phillip L. Beene and wife, Josephine P. Beene, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 29th *day of* May, 19 75, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Wayne Paul Walker

Wayne Paul Walker

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned authority *, a Notary Public in and for said County and State,* Wayne Paul Walker, unmarried,

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* 29th *day of* May, *19*75.

Dorie B 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 .....

WARRANTY DEED

FROM

WAYNE PAUL WALKER, UNMARRIED

TO

PHILLIP L. BEENE ET UX

D 0 0 9 8 6

IDENTIFICATION REFERENCE

JUN 4 8 42 AM '75

REGISTER
DAVIDSON COUNTY, TENN.

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

JUN-4 75	CONV	30,000.00				
JUN-4 75	S'TAX		A*	78.00		
JUN-4 75	PR'FEE		A*	.50		
JUN-4 75	W'DEED		A*	4.00	*	82.50