prepared by

WILLIAMS, SHIELDS & WILDMAN
Attorneys - at - Law
Suite 100, Cumberland Office Bldg.
101 Cumberland Avenue
Madison, Tennessee 37115

WARRANTY DEED

BOOK 4932 PAGE 99

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
John F. Groogan, Jr.	Collateral Investment Company	2DU-07820
(NAME) 304 Ladybird Drive	(NAME) 2233 Fourth Avenue North	Map 135-1
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn. 37217	(STREET ADDRESS) Birmingham, Alabama 35203	Parcel 80
(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 John F. Groogan, Jr. and wife, Joann W. Groogan, and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, EVERETT E. SUTTON AND WIFE, MILDRED H. SUTTON,

have this day bargained and sold, and do hereby transfer and convey unto the said

JOHN F. GROOGAN, JR. AND WIFE, JOANN W. GROOGAN,

their *(successors), heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 105 on the Plan of Town Park Estates, as of record in Book 3300, pages 64 and 65, Register's Office for said County.

Said Lot No. 105 fronts 91.88 feet on the northerly side of Ladybird Drive and extends back 225 feet on the westerly line and 216.01 feet on the easterly line which is a broken line, to a dead line, measuring 93.04 feet thereon.

Being the same property conveyed to Everett E. Sutton and wife, Mildred H. Sutton, by deed from William A. Baker and Norma Jean Baker, of record in Book 4287, page 760, Register's Office for said County.

RECORDED
JUL 10 3:10 PM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $ 23,350.00

Affiant

Subscribed and sworn to before me, this the 10th day of July, 19 75

Notary Public

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

This is unimproved ( ) improved (X) property, known as 304 Ladybird Drive, Nashville, Tennessee 37217
(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

John F. Groogan, Jr. and wife, Joann W. Groogan, 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* John F. Groogan, Jr. and wife, Joann W. Groogan, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hands this 10th day of July, 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.*

Everett E. Sutton
EVERETT E. SUTTON

Mildred H. Sutton
MILDRED H. SUTTON

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned authority *a Notary Public in and for said County and State,* Everett E. Sutton and wife, Mildred H. Sutton,

*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* 10th *day of* July, *19*75

Diane G. Hayes *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

EVERETT E. SUTTON ET UX

TO

JOHN F. GROOGAN, JR. ET UX

D 0 6 8 4 6

IDENTIF. REFERENCE

JUL 15 1 22 PM '75

FELIX Z. ... REGISTER
DAVIDSON COUNTY, TENN.

JUL 15 75	CONV	23,350.00				
JUL 15 75	S'TAX		A*	60.58		
JUL 15 75	PR'FEE		A*	.50		
JUL 15 75	W'DEED		A*	4.00	*	65.08

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