Book 4977 PAGE 719

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 14,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF December, 1975.

Notary Public

MY COMMISSION EXPIRES: 11-13-77

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

WILLIAM D. CASTLEMAN, ATTORNEY AT LAW, 807 American Trust Bldg., Nash., Tenn. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
FRANK THOMAS F. SPERO, et ux (NAME)	COLLATERAL INVESTMENT COMPANY (NAME)	11D 87225
1345 Pawnee Trail (STREET ADDRESS OR ROUTE NUMBER)	2233 Fourth Avenue North (STREET ADDRESS)	Map: 53-14
Madison, Tenn. 37115 (CITY) (STATE) (P. O. ZIP)	Birmingham, Alabama 35203 (CITY) (STATE) (ZIP)	Par: 96

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JOAN B. CLINE (Now Hardcastle) and husband, GLENN H. HARDCASTLE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FRANK THOMAS F. SPERO and wife, M. TARCILA SPERO

HEREINAFTER CALLED THE GRANTEES, 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. 30 on the Map of Nawakwa Hills, as of record in Book 843, Page 36 and 37, Register's Office for said County.

SAID Lot No. 3 fronts 100 feet on the northeasterly side of Pawnee Trail and runs back 249 feet on the northwesterly line and 243 feet on the southeasterly line, to a dead line, measuring 100 feet thereon.

BEING the same property conveyed to JOAN B. CLINE by deed from HOYT D. CLINE, of record in Book 4977 Page 717, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 1345 Pawnee Trail (House Number) (Street) Madison, Tennessee (P. O. Address) (City or Town) 37115 (Postal Zip)

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. Wherever 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 hand s this 5th day of December, 1975

x Glenn H. Hardcastle
Glenn H. Hardcastle

x Joan B. Cline Hardcastle
Joan B. Cline Hardcastle

BOOK 4977 PAGE 720

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOAN B. CLINE HARDCASTLE and husband, GLENN H. HARDCASTLE

the bargainors, 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 5th day of December, 1975

Commission expires Nov 15 1979

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes 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 official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

JOAN B. CLINE (Now Hardcastle)

and husband, Glenn H. Hardcastle

TO

FRANK THOMAS F. SPERO, et ux

M. TARCILA SPERO

D 27426

IDENTIFICATION REFERENCE

DEC 9 10 54 AM '75

FELIX A. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

This Instrument Prepared By:
WILLIAM D. CASTLEMAN, ATTY.
807 American Trust Bldg.
Nashville, Tennessee 37201

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

File Box 9

DEC-9 75	CONV	14,250.00			
DEC-9 75	S'TAX		B*	36.92	
DEC-9 75	PR'FEE		B*	.50	
DEC-9 75	W'DEED		B*	4.00	* 41.42