FORM NO. WD-1

BOOK 4991 PAGE 155

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $22,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF January 19 76

Notary Public

MY COMMISSION EXPIRES: May 8, 1978

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
CASTLEMAN & SCHMITZ, ATTORNEYS, 807 American Trust Bldg., Nash., Tenn. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES THOMAS ANDERSON, etux (NAME)	COLLATERAL INVESTMENT COMPANY (NAME)	15D 31005
1329 Cardinal Ave. (STREET ADDRESS OR ROUTE NUMBER)	2233 Fourth Avenue North (STREET ADDRESS)	Map: 61-16
Nashville, Tenn. 37216 (CITY) (STATE) (P. O. ZIP)	Birmingham, Alabama 35203 (CITY) (STATE) (ZIP)	Par: 60

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, JOHNNY A. ABERNATHY, JR., and wife, JO ANN ABERNATHY HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES THOMAS ANDERSON, and wife, JADE DENEASE ANDERSON 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. 16 of Block "A" on the Map of Greenland Estate, of record in Book 974, Page 13, Register's Office for said County.

SAID Lot No. 16 fronts 67 feet on the northeasterly side of Cardinal Drive, formerly Martha Avenue and runs back between parallel lines 175 feet to a dead line.

BEING the same property conveyed to Johnny A. Abernathy, Jr., and wife, Jo Ann Abernathy by deed from Raymond E. Aldridge and wife, Mattie H. Aldridge of record in Book 4974, Page 380, Register's Office for Davidson County, Tennessee.

IT IS AGREED and understood that the above named Grantees assume and agree to pay the remaining unpaid balance of a Deed of Trust of record in Book 4974, Page 382, said Register's Office, payable as therein specified together with any terms, conditions, restrictions, or limitations recited therein and a Modification and Assumption Agreement, of record in Book 4991, Page 151, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1329 Cardinal Avenue, Nashville, Tennessee 37216
(House Number) (Street) (P. O. Address) (City or Town) (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 23rd day of January, 19 76

x Johnny A. Abernathy, Jr.
JOHNNY A. ABERNATHY, JR.

x Jo Ann Abernathy
JO ANN ABERNATHY

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOHNNY A. ABERNATHY, JR. and wife, JO ANN ABERNATHY

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 23rd day of January, 1976

Commission expires: May 8, 1978

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 (his oath / their several oaths) acknowledged (himself / themselves) 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

JOHNNY A. ABERNATHY, JR., et ux

TO

JO ANN ABERNATHY

JAMES THOMAS ANDERSON, et ux,

JADE DENEASE ANDERSON

D 33338

IDENTIF. REFERENCE

JAN 23 2 36 PM '76

FELIX Z. W[illegible] REGISTER
DAVIDSON COUNTY, TENN.

JAN 23 76	CONV	22,500.00		
JAN 23 76	S'TAX		B*	58.50
JAN 23 76	PR'FEE		B*	.50
JAN 23 76	W'DEED		B*	4.00
			*	63.00

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

File Box 9