WARRANTY DEED

BOOK 4992 PAGE 133

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James I. Willard	Collateral Investment Company	12D-30790
(NAME) 3309 Spears Road	(NAME) 2233 Fourth Avenue North	Map 50-15
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn. 37207	(STREET ADDRESS) Birmingham, Alabama 35203	Parcel 46
(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 and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, PEGGY H. DOUGLAS, Formerly PEGGY H. OLIVER, and husband, DAVID H. DOUGLAS,

have this day bargained and sold, and do hereby transfer and convey unto the said JAMES I. WILLARD AND WIFE, ROXANNA HERRERA WILLARD, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 417 of Parkwood Estates Subdivision, Section Three, of record in Book 3300, page 31, Register's Office for said County.

Said Lot No. 417 fronts 77.5 feet on the northerly side of Spears Road and runs back 150 feet between non-parallel lines to a dead line measuring 70.7 feet thereon.

Being the same property conveyed to Kelsey R. Oliver and wife, Peggy H. Oliver, said Kelsey R. Oliver being deceased (July 24, 1971) by deed from Bobby E. Winfrey and wife, Linda Fay Winfrey, of record in Book 4045, page 116, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 25,550.00

Subscribed and sworn to before me, this the 23rd day of January 19 76

James I. Willard
Affiant

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

Deanie G. Floyd
Notary Public

This is (unimproved ( ) improved (X) property, known as 3309 Spears Road, (House Number) (Street) Nashville 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 James I. Willard and wife, Roxanna Herrera Willard, 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* James I. Willard and wife, Roxanna Herrera Willard, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hand s *this* 23rd *day of* January *19* 76, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Peggy H. Douglas
Peggy H. Douglas

David H. Douglas
David H. Douglas

This instrument prepared by:
WILLIAMS SHIELDS & WILDMAN
Attorneys at Law
Suite 100, Cumberland Office Bldg.
101 Cumberland Avenue

RECORDED 1975 JAN 29

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* David H. Douglas

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 Nashville, Tennessee.
this 22nd *day of* January, *19* 76

Anita Young
NOTARY PUBLIC AT LARGE

Commission expires Oct 26 1976

SAM N. YOUNG NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PEGGY H. DOUGLAS, formerly PEGGY H. OLIVER, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee, this 22nd day of January, 1976.

Notary Public

My commission expires: ~~11/1/76~~ 10/26/76

SAM N. YOUNG NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

JAN 28 76	CONV	25,550.00			
JAN 28 76	S'TAX		B*	66.30	
JAN 28 76	PR'FEE		B*	.50	
JAN 28 76	W'DEED		B*	4.00	* 70.80

WARRANTY DEED

FROM
PEGGY H. DOUGLAS ET VIR

TO
JAMES I. WILLARD ET UX

D 33823

IDENTIF. REFERENCE

JAN 28 10 34 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

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