# WARRANTY DEED

BOOK 4992 PAGE 774

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Ross Franklin Tomey (NAME) | Collateral Investment Company (NAME) | |
| 3725 Bianco Road (STREET ADDRESS OR ROUTE NUMBER) | 2233 Fourth Avenue North (STREET ADDRESS) | 14 01 090 |
| Joelton, Tennessee 37080 (CITY) (P. O. ZONE) (STATE) | Birmingham, Alabama 35203 (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* TEN AND NO/100---------- ----------($10.00)*Dollars,* cash in hand paid by Ross Franklin and wife, Nancy R. Romey, and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, ALVIN EUGENE FARMER AND WIFE, NANCY MAXINE FARMER,

*have this day bargained and sold, and do hereby transfer and convey unto the said* ROSS FRANKLIN TOMEY AND WIFE, NANCY R. TOMEY, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in the 14th Civil District of Davidson County, Tennessee, described according to a survey by John B. Bates dated January 25, 1976, as follows:

BEGINNING at a spike in Center of Bianco Road, the northwest corner of Vince Elam and northeast corner of this tract. Thence with the Vince Elam line South 5 degrees 30' E, 300.2 feet to an iron pin, thence North 84 degrees 30' E, 44 feet to a pin. Thence South 5 degrees 30' E, 250.1 feet to a fence post, thence along the Grady Proctor fence line N. 86 degrees 45'W439.2 feet to a pin. Thence North 0 degrees 30' E along the B. L. Curtis fence line 467.5 feet to a spike in center of Bianco Road, thence along the center of said road N. 78 degrees 00'E 125 feet to a pin, thence continuing along roads N. 83 degrees 30'E 220.5 feet to beginning. Containing 4.4 acres more or less.

Being the same property conveyed to Alvin Eugene Farmer and wife, Nancy Maxine Farmer, by deed from Kenneth H. Rottero and wife, Susan Jane Rottero, of record in Book 4696, page 982, Register's Office for Davidson County, Tennessee, as resurveyed by John B. bates, dated 1-25-76.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 40,500.00

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

Affiant Tom Shields

My Commission Expires: 11/17/76 (Affix Seal)

Notary Public Doris G. Lloyd

This is improved ( X ) unimproved property, known as 3725 Bianco Raod, Joelton, Tennessee (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* Ross Franklin Tomey and wife, Nancy R. Tomey, 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* Ross Franklin Tomey and wife, Nancy R. Tomey, thei *(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* our *hands 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.*

Alvin Eugene Farmer

Nancy Maxine Farmer

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* the undersigned, *a Notary Public in and said County and State,* Alvin Eugene Farmer and wife, Nancy Maxine Farmer,

*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* 23rd *day of* January, *19* 76.

Deanie G. 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* .....

JAN30 76 CONV 40,500.00
JAN30 76 S'TAX B* 105.30
JAN30 76 PR'FEE B* .50
JAN30 76 W'DEED B* 4.00 * 109.80

WARRANTY DEED

FROM

ALVIN EUGENE FARMER ET UX

TO

ROSS FRANKLIN TOMEY ET UX

Prepared By:
Williams, Shields & Williams
101 Cumberland Avenue
Madison, Tenn 37115

D 34156

IDENTIF. REFERENCE

JAN 30 9 41 AM '76

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

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