WARRANTY DEED

BOOK 4939 PAGE 894

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Aubry Q. Nivens et ux	Collateral Investment Company	15D-05510
(NAME) 3809 Hilltop Lane	(NAME) 2233 Fourth Avenue North	Map 61-14
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37216	(STREET ADDRESS) Birmingham, Alabama 35203	Parcel 91
(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, JAMES L. COOPER AND WIFE, MABEL L. COOPER

have this day bargained and sold, and do hereby transfer and convey unto the said AUBRY Q. NIVENS AND WIFE, ELIZABETH L. NIVENS their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 8, Baxter Heights Subdivision, of record in Book 2083, page 94, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Said Lot No. 8 fronts 62.83 feet on the northerly side of Hilltop Avenue and runs back 185.96 feet on the easterly line and 263.34 feet on the southwesterly line to a broken line in the rear and measures 223.23 feet thereon.

Being the same property conveyed to James L. Cooper and wife, Mabel L. Cooper, by deed from William Harold Osborn, Jr. and wife, Ruby M. Osborn, of record in Book 2740, page 365, Register's Office for Davidson County, Tennessee.

2-26-76 C.O. 27,550.00
ST. 71.50
R.F .50
W.D. 4.00 76.00

DAVIDSON COUNTY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 27,550.00

Subscribed and sworn to before me, this the 23rd day of February 1976

Affiant / Aubry Q. Nivens

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

Notary Public Deanie H. Floyd

This is unimproved ( ) improved (X) property, known as 3809 Hilltop Lane, (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 Aubry Q. Nivens and wife, Elizabeth L. Nivens, 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* Aubry Q. Nivens and wife, Elizabeth L. Nivens, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hands this 23rd *day of* February, 1976, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James L. Cooper

James L. Cooper

Mabel L. Cooper

Mabel L. Cooper

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

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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,* James L. Cooper and wife, Mabel L. Cooper,

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* February, *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 .....

WARRANTY DEED

FROM

TO

D 37548

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IDENTIF. REFERENCE

FEB 26 8 41 AM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

[illegible]

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