This instrument prepared by:
WILLIAMS SHIELDS & WILDMAN
Attorneys at Law
Suite 100, Cumberland Office Bldg.
101 Cumberland Avenue
Madison, Tennessee 37115

BOOK 5007 PAGE 50

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Don F. Anders et ux | Collateral Investment Company | 27W-20110 |
| (NAME) 1028 Granada Avenue | (NAME) 2233 Fourth Avenue North | Map 83-1 |
| (STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn. 37206 | (STREET ADDRESS) Birmingham, Alabama 35203 | Parcel 208 |
| (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, BEN WEBSTER AND WIFE, MAE O. WEBSTER,

*have this day bargained and sold, and do hereby transfer and convey unto the said*
DON F. ANDERS AND WIFE, DOROTHY M. ANDERS,

their *(successors), heirs and assigns,*
*certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of J. G. Grissim's Grand Avenue Addition as of record in Book 974, page 35, Register's Office for said County.

Said Lot No. 12 fronts 50 feet on the southerly side of Grand Avenue and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Ben Webster and wife, Mae O. Webster, by deeds from Allene Osment of record in Book 4051, page 273, and from Fount F. Crabtree and wife, Thelma C. Crabtree, of record in Book 2650, page 539, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $25,000.00

Subscribed and sworn to before me, this the 16th day of March 19 76

Affiant Don F Anders

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

Notary Public Deane H. Hoyd

This is improved ( ) unimproved (X) property, known as 1028 Granada Avenue, (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*
Don F. Anders and wife, Dorothy M. Anders, 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* Don F. Anders and wife, Dorothy M. Anders, their
*(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* our *hand* s *this* 16th *day of* March, 19 76, *the conveyor party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Ben Webster
Ben Webster

Mae O. Webster
Mae O. Webster

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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,* Ben Webster and wife, Mae O. Webster,

*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* 16th *day of* March, *19*76

Diane L. 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* .....

MAR 19 76 CONV 25,000.00
MAR 19 76 S TAX B* 65.00
MAR 19 76 PRTFEE B* .50
MAR 19 76 WDEED B* 4.00 * 69.50

**WARRANTY DEED**

FROM
BEN WEBSTER ET UX

TO
DON F. ANDERS ET UX

D 40869

MSND
IDENTIF REFERENCE

MAR 19 8 59 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