BOOK 5012 PAGE 395

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 23,500.00

Eddie Louis Ballard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF April 1976

Notary Public

MY COMMISSION EXPIRES: 5-29-77

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MARBUT GLENN GASTON, JR., ATTORNEY 3300 Hillsboro Road, Nashville, Tennessee-37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eddie Louis Ballard, et ux (NAME)	Collateral Investment Company (NAME)	Map 69-12
2201 Courtney Avenue (STREET ADDRESS OR ROUTE NUMBER)	2233 Fourth Avenue, North (STREET ADDRESS)	Par 51
Nashville, Tennessee-37218 (CITY) (STATE) (P. O. ZIP)	Birmingham, Alabama 35203 (CITY) (STATE) (ZIP)	13DA-45690

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, SUSIE M. SINOR SMITH and husband ALLEN WINSTON SMITH, JR.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO EDDIE LOUIS BALLARD and wife, BARBARA W. BALLARD

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. 10 on the Plan of Orchard Hill, as of record in Book 2663, page 98, Register's Office for said County.

SAID Lot No. 10 fronts 74.9 feet on the northwesterly side of Courtney Avenue and runs back 156.9 feet on the northeasterly line and 223 feet on the southwesterly line to a dead line in the rear on which it measures 138.4 feet.

BEING all the same property conveyed to D. T. Sinor, Jr. and wife, Susie M. Sinor, by deed from John E. Hinton, Jr., and wife, Evelyn N. Hinton, of record in Book 4340, page 495, said Register's Office for Davidson County, Tennessee, and the same property conveyed to Suzie Smith, by quitclaim deed from D. T. Sinor, Jr., of record in Book 5012, page 393, said Register's Office. The said parties haveing since divorced, and the said Susie M. Sinor having since remarried, now being Susie M. Sinor Smith.

Susie M. Sinor Smith, Susie M. Sinor, Suzie Sinor, Suzie Smith are all one and the same person.

Allen Winston Smith, Jr., husband of Susie M. Sinor Smith, joins in this conveyance to convey all right, title and interest he may have in said property.

SUBJECT to restrictive covenants of record in Book 3860, page 283, and limitations contained on the Plan of record in Book 2663, page 98, said Register's Office.

SUBJECT to 1976 taxes, which Grantees assume, and have been prorated this date.

This is unimproved ( ) improved (XX) property, known as 2201 Courtney Avenue, Nashville, Tennessee-37218
(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 2nd day of April, 19 76

Susie M. Sinor Smith
Susie M. Sinor Smith

Allen Winston Smith
Allen Winston Smith, Jr.

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Susie M. Sinor Smith and husband Allen Winston Smith, Jr.

the 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 Nashville, Tennessee, this 2nd day of April, 19 76.

Commission expires 5-29-77

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

D 43274

WARRANTY DEED

FROM

SUSIE M. SINOR SMITH, ET VIR

TO

EDDIE LOUIS BALLARD, ET UX

IDENTIF. REFERENCE

APR 5 2 09 PM '76

FELIX A. ... REGISTER
DAVIDSON COUNTY, TENN.

APR-5-76	CONV	23,500.00			
APR-5-76	S'TAX		B*	61.10	
APR-5-76	PR'FEE		B*	.50	
APR-5-76	W'DEED		B*	4.00	* 65.60

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MARBUT GLENN GASTON, JR.
ATTORNEY AT LAW
3300 HILLSBORO ROAD
NASHVILLE, TENNESSEE 37215

ATC 197335