BOOK 5019 PAGE 886

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 32,857.36

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF March, 1976

Notary Public

MY COMMISSION EXPIRES: 2/7/79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ALAN L. SATURN, Esq. 26th Floor, First American Center, Nashville, Tenn. 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BENNIE H. MATTHEWS, et ux (NAME)	COLLATERAL INVESTMENT COMPANY (NAME)	
4030 Keeley Drive (STREET ADDRESS OR ROUTE NUMBER)	2233 Fourth Avenue, North (STREET ADDRESS)	162-B
Nashville, Tenn. 37211 (CITY) (STATE) (P. O. ZIP)	Birmingham, Alabama 35203 (CITY) (STATE) (ZIP)	6 Pcl

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, ROBERT JAMES PAYNE and wife, NELLIE MAE PAYNE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BENNIE H. MATTHEWS and wife, SARAH M. MATTHEWS

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. 104 on the Plan of Colewood Acres, Section 2, as of record in Book 3700, page 135, Register's Office for said County.

SAID Lot No. 104 fronts 78.08 feet on the northeasterly side of Keeley Drive and extends back 142.0 feet on the southeasterly line and 106.3 feet on the northwesterly line to a deadline in the rear, which is a broken line, measuring a total 105.1 feet thereon.

BEING the same property conveyed to Robert James Payne and wife, Nellie Mae Payne by deed from Richard G. Barham and wife, Sonja L. Barham of record in Book 4912, page 153, Register's Office for Davidson County, Tennessee.

Part of the consideration for this conveyance is the assumption by Grantees of one certain Trust Deed dated April 25, 1975, and filed for record May 13, 1975 in the office of the Register of Deeds of Davidson County in Book 4912, page 155, and Note of even date thereby secured in the original principal amount of $29,200.00 payable to Collateral Investment Company, which debt the Grantee herein assumes.

The Grantee further hereby assumes the obligations of Robert James Payne and wife, Nellie Mae Payne under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guarantee or insurance of the indebtedness above mentioned.

This is unimproved ( ) improved (XX) property, known as 4030 Keeley Drive, Nashville, Tennessee 37211
(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 25th day of March, 1976

ROBERT JAMES PAYNE

NELLIE MAE PAYNE

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ROBERT JAMES PAYNE and wife, NELLIE MAE PAYNE

the bargainors, 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 25th day of March 1976

Commission expires 2/7/79

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

WARRANTY DEED

FROM

ROBERT JAMES PAYNE, et ux

NELLIE MAE PAYNE

TO

BENNIE H. MATTHEWS, et ux

SARAH M. MATTHEWS

PLEASE MAIL RECORDED DEED TO:

Alan E. Saturn, Esquire
26th Floor
First American Center
Nashville, Tennessee 37238

DEED

D 46764

IDENTIF. REFERENCE

APR 28 1 53 PM '76

FELIX REGISTER
DAVIDSON COUNTY, TENN.

32:857.36

B* 85.54
B* .50
B* 4.00 * 90.04

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.