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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 14,090.26

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th. DAY OF June, 1976.

Notary Public

MY COMMISSION EXPIRES My Commission Expires Aug. 14, 1977

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Wilkins, Adams & Weems, Attys., 401 Union St., Nashville, TN. 37219
from information NAME furnished by the parties ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary E. Wakefield (NAME)	Collateral Investment Co. (NAME)	27-W 26430 & 27-W 26435
944-A Strouse Avenue (STREET ADDRESS OR ROUTE NUMBER)	2233 Fourth Avenue North (STREET ADDRESS)	Map 72-13
Nashville, TN. 37206 (CITY) (STATE) (P. O. ZIP)	Birmingham, Alabana 35203 (CITY) (STATE) (ZIP)	Par 220 & 220.1

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, JOSE L. RUIZ AND WIFE, JANIE M. RUIZ, as tenants by the entirety

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARY E. WAKEFIELD

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. 182 on the Plat of Trevecca Subdivision, of Renraw, as of record in Plat Book 421, pages 72 and 73, Register's Office for said County.

SAID Lot No. 182 fronts 50 feet on the southerly side of Strouse Avenue and runs back 248.1 feet on the east line and 249.0 feet on the west line to an alley and show 50 feet on said alley.

BEING the same property conveyed to Jose L. Ruiz and wife, Janie M. Ruiz, as tenants by entirety by deed from Jackie D. McMurtry and wife, Virginia J. McMurtry of record in Book 4959, page 279, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee's to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Collaterial Investment Company of record in the Register's office of Davidson County, Tennessee, and also the Escrow account in connection with the aforesaid deed of Trust is hereby transfered to the said Grantee;'s.

-A

unimproved ( )
This is improved (X) property, known as 944 Strouse Avenue (House Number) (Street) Nashville, TN. 37206 (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 4th. day of June 19 76

Jose L. Ruiz

Janie M. Ruiz

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jose L. Ruiz and wife, Janie M. Ruiz

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 4th day of June, 19 76

Commission expires My Commission Expires Aug. 14, 1976

E. B. Wilmore
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
JOSE L. RUIZ AND WIFE,

JANIE M. RUIZ

TO
MARY E. WAKEFIELD

D 52293

IDENTIF. REFERENCE

JUN 4 3 38 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUN-4 76	CONV	14,090.26			
JUN-4 76	S'TAX		B*	36.66	
JUN-4 76	PR'FEE		B*	.50	
JUN-4 76	W'DEED		B*	4.00	
JUN-4 76	MISC		B*	.20	* 41.36

[illegible]