BOOK 5037 PAGE 555

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $21,500.00

Franklin Lankford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21st DAY OF June 1976.

Notary Public

MY COMMISSION EXPIRES: 5/08/78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
CASTLEMAN & SCHMITZ, ATTORNEYS, 807 American Trust Bldg, Nashville, Tenn. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
FRANKLIN R. LANKFORD, et ux (NAME)	COLLATERAL INVESTMENT COMPANY (NAME)	11DA-45005
325 Hillcrest Drive (STREET ADDRESS OR ROUTE NUMBER)	2233 Fourth Avenue North (STREET ADDRESS)	Map: 52-2
Madison, Tenn. 37115 (CITY) (STATE) (P. O. ZIP)	Birmingham, Alabama 35230 (CITY) (STATE) (ZIP)	Par: 233

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, I,

MARY LOU HILL BRUCE, Unmarried

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

FRANKLIN R. LANKFORD and wife, VIRGINIA L. LANKFORD

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. 16 on the preliminary plat of Rainbow Terrace Subdivision, Section IV, not of record, and described according to a survey by A. J. Coleman, dated December 5, 1952, as follows:

BEGINNING at a point on the easterly margin of Hillcrest Drive, said point being the southwest corner of the herein described tract and being 279 feet, more or less, northerly from the point of intersection of the northerly margin of Cheryl Avenue, extended, and the easterly margin of Hillcrest Drive, extended, as measured along the easterly margin of Hillcrest Drive; thence easterly with the common line between lots nos. 15 and 16, 390.6 feet to a point; said point being the center line of an existing T.V.A. transmission line easement; thence with the center line of said T.V.A. easement northerly 139.2 feet to a point; thence westerly with the common line between Lots Nos. 16 and 17 398.8 feet to a point on the easterly margin of Hillcrest Drive; thence with the said margin southerly 139 feet to the point of beginning.

BEING the same property conveyed to James R. Hill and wife, Mary Lou Hill by deed from A. J. Coleman and wife, of record in Book 1943, Page 505, Register's Office for Davidson County, Tennessee. James R. Hill thereafter conveyed his interest in the subject property to the said Mary Lou Hill, now Mary Lou Hill Bruce, by deed of record in Book 3534, Page 243, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 325 Hillcrest Drive (House Number) (Street) Madison, Tennessee (P. O. Address) (City or Town) 37115 (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 my hand this 21st day of June, 1976

x Mary Lou Hill Bruce
Mary Lou Hill Bruce

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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 Mary Lou Hill Bruce, Unmarried

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 21st day of June 1976

Commission expires 5/08/78

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

D54799

WARRANTY DEED

FROM

MARY LOU HILL BRUCE

TO

FRANKLIN R. LANKFORD, et ux

VIRGINIA L. LANKFORD

IDENTIF. REFERENCE

JUN 21 3 06 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

JUN 21 76	CONV	21,500.00			
JUN 21 76	S'TAX		B*	55.90	
JUN 21 76	PR'FEE		B*	.50	
JUN 21 76	W'DEED		B*	4.00	* 60.40

This Instrument Prepared By:
WILLIAM D. CASTLEMAN, ATTY.
807 American Trust Bldg.
Nashville, Tennessee 37201

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

File Box 9