ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Ralph D. Collier, et ux (NAME)	First Federal Savings & Loan Association (NAME)	43-6-387
558 Roosevelt Avenue (STREET ADDRESS OR ROUTE NUMBER)	Union at Fourth (STREET ADDRESS)	
Madison, Tennessee 37115 (CITY) (STATE) (ZIP CODE)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

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, receipt of which is hereby acknowledged;

we,

Wayne D. Matthews and wife, Martha N. Matthews

have bargained and sold, and by these presents do transfer and convey unto the said Ralph D. Collier and wife, Kathy L. Collier

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Lot No. 160 on the Plan of Madison Park, Section 7, as of record in Book 4300, page 84, Register's Office for said County.

Said Lot No. 160 fronts 83.85 feet on the southwesterly side of Roosevelt Avenue and extends back 106.8 feet on the easterly line and 126.6 feet on the westerly line to a dead line in the rear on which it measures 55.5 feet.

Being the same property conveyed to Wayne D. Matthews and wife, Martha N. Matthews by deed of record in Book 4792, page 598, said Register's Office.

This conveyance is subject to easements, restrictions, set-back lines of record, and taxes for the current year, applicable to said property.

unimproved ( )
This is improved (X) property, known as 558 (House Number) Roosevelt Avenue (Street)
Madison, Tennessee (City or Town) 37115 (Zip Code)
(P. O. Address)

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.

Whenever 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 hands this 20 day of July, 19 76.

WAYNE D. MATTHEWS

Martha N. Matthews
MARTHA N. MATTHEWS

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, H. G. Bailey, a Notary Public in and for said County and State, the within named Wayne D. Matthews and wife, Martha N. Matthews

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 20 day of July, 1976.

My commission expires Sept 7-1977 Notary Public H. G. Bailey

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 25,750.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

/ Ralph D. Collier

Sworn to and subscribed before me this 20th day of July, 1976.

My commission expires Sept 7-1977 Notary Public H. G. Bailey

This instrument prepared by:
STEPHENSON AND LACKEY
Name First Federal Building Address
Nashville, Tennessee 37219

JUL 21 76 CONV 25,750.00
JUL 21 76 S'TAX B* 66.82
JUL 21 76 FEE B* .50
JUL 21 76 W'DEED B* 4.00 * 71.32

WARRANTY DEED

FROM WAYNE D. MATTHEWS AND WIFE, MARTHA N. MATTHEWS

TO RALPH D. COLLIER AND WIFE, KATHY L. COLLIER

D 59489

T

IDENTIF. REFERENCE

JUL 21 2 28 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219