BOOK 5054 PAGE 972

THIS INSTRUMENT WAS PREPARED BY:
GAIL P. PIGG, ATTORNEY
230 FOURTH AVE., NORTH
NASHVILLE, TENNESSEE 37219

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Hazel A. Joyce	Collateral Investment Company	162-10
(NAME)	(NAME)	
568 Roxanne Drive	2233 Fourth Avenue, North	#127
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Birmingham, AL 35203	5D,U-61293
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)----------

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Dollars,

and other good and valuable consideration, the receipt of which is hereby acknowledged, and the assumption by the grantee of the unpaid principal balance of a note payable to Hamilton Mortgage Corporation, and secured by a deed of trust of record in Book 4789, page 908, Register's Office for Davidson County, Tennessee, and the assumption of the escrow account therewith

OTIS SMITH, JR. and wife, BARBARA E. SMITH

have this day bargained and sold, and do hereby transfer and convey unto the said

HAZEL A. JOYCE
her

certain real estate in Davidson County, Tennessee, as follows.

(successors), heirs and assigns,

Land in Davidson County, Tennessee, being Lot No. 127 on the Plan of Brookview Estates, Section 2, of record in Plan Book 4460, page 163, Register's Office for said County.

Said Lot No. 127 fronts 75 feet on the northwesterly margin of Roxanne Drive and extends back 120.52 feet on the northeasterly line to a dead line, which is a broken line, in the rear, measuring 87.06 feet thereon.

Being the same property conveyed to Otis Smith, Jr., and wife, Barbara E. Smith, of record in Book 4789, page 906, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 37,900.00

Subscribed and sworn to before me, this the 2nd day of August, 19 76

Affiant

My commission expires: 5/6/80 (Affix Seal)

Notary Public Patricia A. Burgess

This is unimproved ( ) improved (X) property, known as 568 Roxanne Drive, Nashville, TN (House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

HAZEL A. JOYCE
her

(successors), heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except for 1976 taxes, restrictions in BK. 4689, p.561; plan of record in BK.4460,p.163; utility anchor easement and deed of trust in BK.4789,p.908. We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* HAZEL A. JOYCE
her

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 2nd *day of* August, 19 76, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Otis Smith, Jr.

Barbara E. Smith

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Patricia A. Burgess, a Notary Public in and for said County and State, Otis Smith, Jr. and wife, Barbara E. Smith

the within named 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 August, 19 76

Patricia A. Burgess Notary Public

Commission expires 5/6/80

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be..... .....of the....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....Notary Public

Commission expires.....

WARRANTY DEED

FROM
Otis Smith, Jr. et ux

TO
Hazel A. Joyce

AUG-6??	CONV	37,900.00			
AUG-6?? S'TAX			B*	98.54	
AUG-6?? PR'FEE			B*	.50	
AUG-6??	W'DEED		B*	4.00	* 103.04

D 6 2 1 8 3

T
IDENTIF. REFERENCE

AUG 6 3 54 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238