BOOK 5062 PAGE 77

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,950.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 11-7-77

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

FOLEY AND WEISS, ATTORNEYS (NAME) 507 Stahlman Building Nashville, Tennessee 37201 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Howard Claude (NAME)	COLLATERAL INVESTMENT COMPANY (NAME)	Map 147-10
519 Bonerwood Drive (STREET ADDRESS OR ROUTE NUMBER)	2233 Fourth Avenue, North (STREET ADDRESS)	Par 184
Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP)	Birmingham, Alabama 35203 (CITY) (STATE) (ZIP)	6DU-67948

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, George W. Grove, Jr., and wife, Diane T. Grove,

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

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. 37 on the Plan of Parkview Estates, Section 2, as of record in Book 3700, page 87, Register's Office for said county.

BEGINNING at a point in the northerly margin of Bonerwood Drive, being the common corner of Lot Nos. 36 and 37 and extending northwardly along said common border 126.15 feet to a concrete monument being the common corner of Lot No. 36, 37, and 38; thence westwardly 75.75 feet along the common border of Lot Nos. 37 and 38 to a point in the easterly margin of Bonerwood Court; thence southwardly 141.75 feet along said easterly margin to a concrete monument at the beginning of a curve; thence southeastwardly 42.03 feet around said curve to a concrete monument in the northerly margin of Bonerwood Drive; thence eastwardly 118.59 feet along said northerly margin to the point of beginning.

BEING the same property conveyed to George W. Grove, Jr., and wife, Diane T. Grove by deed from Don C. Birdwell, and wife, Susan R. Birdwell, of record in Book 5010, Page 256, Register's Office for Davidson County, Tennessee.

As part of the above consideration, the Grantee herein assumes and agrees to pay the unpaid balance owing on a certain note to Collateral Investment Company in the original amount of Thirty Two Thousand, Seven Hundred Fifty and 00/100, dated March 30, 1976, of record in Book 5010, Page 258, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 4094, Page 686, and limitations contained on the Plan of Record in Book 3700, Page 87, all in the Register's Office for Davidson County, Tennessee; and taxes for the current year which have been prorated and assumed by the Grantee herein.

This is unimproved ( ) improved (X) property, known as 516 Bonerwood Drive (House Number) (Street) Nashville, Tennessee (P. O. Address) (City or Town) 37211 (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 hands this 25th day of August, 1976

George W. Grove, Jr.

Diane T. Grove

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named George W. Grove, Jr., and wife, Diane T. Grove

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 25th day of August 19 76.

Commission expires 1-12-79

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
GEORGE W. GROVE, JR., and wife,

TO
DIANE T. GROVE

HOWARD CLAUDE

D 64898

IDENTIF. REFERENCE

AUG 25 2 21 PM '76

FELIX E. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

(Please file in Box 4.)

AUG 25	F	CONV	35,950.00			
AUG 25	S'TAX			B*	93.34	
AUG 25	PR'FEE			B*	.50	
AUG 25	W'DEED			B*	4.00	* 97.84

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Mail to
5/8 Bowerwood Place
Nashville 37215