This instrument prepared by
WILLIAMS SHELDON & WELLUM
Attorneys at Law
Suite 100, Cumberland Office Park
101 Cumberland Drive
Madison, Tennessee 37115

BOOK 5062 PAGE 165

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Robert J. Marsmaker et ux	Collateral Investment Company	Map 42-11
(NAME) 623 Heritage Drive	(NAME) 2233 Fourth Avenue North	Parcel 95
(STREET ADDRESS OR ROUTE NUMBER) Madison, Tenn. 37115	(STREET ADDRESS) Birmingham, Alabama 35203	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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, the receipt of which is hereby acknowledged,

We, Keith W. Wellum and James M. Fischer, Jr., as Partners

have this day bargained and sold, and do hereby transfer and convey unto the said
Robert J. Marsmaker and wife, Eunice Marsmaker,

their *(successors), heirs and assigns,*
certain real estate in Davidson County, Tennessee, as follows:
Land in Davidson County, Tennessee, being Lot No. 7 on the plan of Heritage Village, Section Two, as of record in Plat Book 4460, page 160, Register's Office for said County.

Said Lot No. 7 fronts 100.5 feet on the westerly margin of ~~Heritage~~ Drive and extends back 222.65 feet on the southerly line and 214.03 feet on the northerly line to a line in the rear measuring 83.08 feet thereon.

Being the same property conveyed to Keith W. Wellum and James M. Fischer, Jr., a partnership, by deed from Ervin M. Entrekin, Trustee, of record in Book 4747, page 449, 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 $55,000.00

Subscribed and sworn to before me, this the 17th day of August 19 76

Affiant

My commission expires: 11-17-76 (Affix Seal)

Notary Public

This is improved (X) unimproved ( ) property, known as 623 Heritage Drive, (House Number) (Street) Madison 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
Robert J. Marsmaker and wife, Eunice Marsmaker, their *(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.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Robert J. Marsmaker and wife, Eunice Marsmaker, their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 17th *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.*

Keith W. Wellum

James M. Fischer, Jr.

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Keith W. Wellum and James M. Fischer, Jr., as Partners, *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 Madison, *Tennessee, this* 17th *day of* August, *19* 76

Notary Public

Commission expires 11-17-76

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 .....

AUG26'76	CONV	55,000.00			
AUG26'76	S'TAX		B*	143.00	
AUG26'76	PR'FEE		B*	.50	
AUG26'76	W'DEED		B*	4.00	* 147.50

WARRANTY DEED

FROM
KEITH W. WELLUM AND JAMES M. FISCHER, JR., AS PARTNERS
TO
ROBERT J. MARSMAKER ET UX

D 64940

IDENTIF. REFERENCE

AUG 26 8 59 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS