THIS INSTRUMENT PREPARED BY:

BOOK 5065 PAGE 430

WARRANTY DEED

REAU E. FOLK, JR. FORM

DAVID B. HERBERT
ATTORNEY NASHVILLE, TENN.

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
118-5-41	LAURA B. LARGEN 1007 Clayton Avenue Nashville, Tennessee	Collateral Investment Company 2233 Fourth Avenue North Birmingham, Alabama 35203
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
16DA-12610	same	PROPERTY IS ☐ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

SEP-3℠	CONV	27,500.00			
SEP-3℠	S'TAX		B*	71.50	
SEP-3℠	PR'FEE		B*	.50	
SEP-3℠	W'DEED		B*	4.00	* 76.00

JAMES H. PEARSON and wife, OLLIE S. PEARSON,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto LAURA B. LARGEN,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the westerly 40 feet of Lot No. 15 and the easterly 20 feet of Lot No. 16 on the Map of the Subdivision of the South part of L. G. Noel's Property, as of record in Book 547, page 105, said Register's Office.

Said Parts of Lots Nos. 15 and 16 front together 60 feet on the southerly side of Clayton Avenue, and run back between parallel lines 140 feet to a dead line.

Being the same property conceyed to James H. Pearson and wife, Ollie S. Pearson, by deed from William G. Skinner and Elizabeth Skinner, both unmarried persons, of record in Book 4424, page 17, said Register's Office.

This conveyance is made subject to restrictions, easements, and setback lines of record, if any.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., except for 1976 taxes which have been prorated and assumed by the Grantees herein.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 30th day of August, 19 76

James H. Pearson
JAMES H. PEARSON

Ollie S. Pearson
OLLIE S. PEARSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Douglas A. Brace, a Notary Public in and for the State and County aforesaid, personally appeared the within named JAMES H. PEARSON and wife, OLLIE S. PEARSON,

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, the 30th day of August, 1976.

My commission expires: 4-23-78

Notary Public

DOUGLAS A. BRACE ★ NOTARY PUBLIC ★ DAVIDSON COUNTY, TN.

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires: _____ Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 27,500.00

X Laura B. Largen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF August, 1976

MY COMMISSION EXPIRES 4-23-78 (AFFIX SEAL) Notary Public

DOUGLAS A. BRACE ★ NOTARY PUBLIC ★ DAVIDSON COUNTY, TN.

D66463

WARRANTY DEED
DBH:jpr

FROM
JAMES H. PEARSON AND WIFE,
OLLIE S. PEARSON

TO
LAURA B. LARGEN

IDENTIF. REFERENCE

SEP 3 2 27 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

ORTALE, KELLEY, HERBERT & CRAWFORD
14th Floor, 3rd National Bank Bldg.
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation. the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____ ____, 19____.

My commission expires: _____ Notary Public