FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 28,000.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF SEPTEMBER, 19 76

Notary Public

MY COMMISSION EXPIRES: 4-8-78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS & ADAMS, ATTORNEYS
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melvin Stanley Swauger	Collateral Investment Company	96-13
(NAME)	(NAME)	
2707 Nodyne Drive	2233 Fourth Avenue, North	51
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37214	Birmingham, Al 35203	3D 20890
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, SUE WALKER RANSOM, also known as SUE CURTISTINE RANSOM, now known as SUE WALKER RANSOM FANEUFF and husband, CLYDE E. FANEUFF, JR.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Melvin Stanley Swauger et ux Irene B. Swauger

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. 69 on the plan of Perry Heights, of record in Plan Book 2900, page 18, Register's Office for said County.

SAID Lot No. 69, which is a corner lot, fronts 104.1 feet on the southerly margin of Nodyne Drive and fronts 127.2 feet on the easterly margin of Heney Drive, said frontages being joined by a curve having a length of 43.7 feet, and extends back 107.0 feet on the southerly line and 97.3 feet on the easterly line to a point of intersection.

BEING the same property conveyed to R. E. Ransom and wife, Sue Walker Ransom by deed from S & G Realty Company of record in Book 2999, page 97, said Register's Office. By decree of the 4th Circuit Court for Davidson County, Tennessee, Docket No. 68041, entered in Minute Book 81C, page 1071, Office of the Circuit Court Clerk for said county, a certified copy of which is being placed of record with this instrument, title to subject property was divested out of the said R. E. Ransom and vested in Sue Walker Ransom, referred to in said decree as Sue Curtistine Ransom.

THIS conveyance is subject to any and all existing easements of record.

This is unimproved ( ) improved (XX) property, known as 2707 Nodyne Drive (House Number) (Street) Nashville, Tennessee 37214 (P. O. Address) (City or Town) (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 hand s this 17TH day of SEPTEMBER, 19 76

Sue Walker Ransom Faneuff — Clyde E. Faneuff, Jr.

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sue Walker Ransom Faneuff and husband, Clyde E. Faneuff, Jr.

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 17TH day of SEPTEMBER 1976.

Commission expires 9-8-79

Patricia S. Lowe
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
Sue Walker Ransom Faneuff

TO
Melvin Stanley Swauger

D 6 8 7 4 5

IDENTIF. REFERENCE

SEP 21 2 19 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

WILKINS, ADAMS & WEEMS ATTORNEYS
FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

SEP 20 76	CONV	28,000.00			
SEP 20 76	S'TAX		B*	72.80	
SEP 20 76	PR'FEE		B*	.50	
SEP 20 76	W'DEED		B*	4.00	* 77.30