BOOK 5094 PAGE 167

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 18,100.00

Alice M. Klingshirn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF December 19 76.

Notary Public

MY COMMISSION EXPIRES: 11-17-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

WILKINS, ADAMS & WEEMS, ATTORNEYS, 401 Union Street, Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alice M. Klingshirn (NAME)	Collateral Investment Company (NAME)	6DU15312
105 Valeria Street (STREET ADDRESS OR ROUTE NUMBER)	2233 Fourth Avenue, North (STREET ADDRESS)	Map 119-2
Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP)	Birmingham, Alabama 35203 (CITY) (STATE) (ZIP)	Par 215

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, JAMES M. BEUERLEIN and wife, MARIBETH BEUERLEIN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ALICE M. KLINGSHIRN, unmarried

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. 89 and the westerly 25 feet of Lot No. 90 on the Map of the Resubdivision of Lots 7, 8, 9, 10, and parts of Lots 6, 11, 12, and 13, Cumberland Nurseries, as of record in Book 332, page 36, Register's Office for said County.

SAID Lot No. 89 and part of Lot No. 90 front 75 feet on the southerly side of Valeria Street and extend back between parallel lines 150 feet to an alley.

BEING the same property conveyed to James M. Beuerlein by deed from Walter Earl Judkins, et al, of record in Book 5066, page 395, Register's Office for Davidson County, Tennessee.

This is improved (XX) / unimproved ( ) property, known as 105 Valeria Street, Nashville, Tennessee 37211
(House Number) (Street) (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 12th day of November, 1976

James M. Beuerlein

Maribeth Beuerlein

STATE OF TENNESSEE
Davidson County

BOOK 5094 PAGE 168

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES M. BEUERLEIN & wife, MARIBETH BEUERLEIN

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 12th day of November 19 76.

Commission expires 4-23-78

Corene B. Barker
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

JAMES M. BEUERLEIN ET UX

TO

ALICE M. KLINGSHIRN, unmarried

D 79977

IDENTIF. REFERENCE

DEC. 6 4 00 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

CONV 18,100.00

S'TAX B* 47.00

PR'FEE B* .50

W'DEED B* 4.00

Rec'd Box 8

* WILKINS, ADAMS & WEEMS, ATTORNEYS
401 Union Street
1100 Fidelity Federal Building
Nashville, Tennessee 37219

51.56

CA