WARRANTY DEED

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,000.00

James R. Hillin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF February, 1977.

Notary Public

MY COMMISSION EXPIRES: May 4th 1979
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Joe Saperstein, Attorney (NAME) 4515 Harding Road, Nash., TN (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wilbert Manning et ux (NAME)	Collateral Investment Co. (NAME)	Map 91-2
5509 California Ave. (STREET ADDRESS OR ROUTE NUMBER)	2233 4th Avenue, North (STREET ADDRESS)	Parcel 317
Nashville, TN 37209 (CITY) (STATE) (P. O. ZIP)	Birmingham, Alabama 35203 (CITY) (STATE) (ZIP)	12W 23080

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 R. Hillin and wife, Nancy Hillin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Wilbert Manning and wife, Barbara J. Manning

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:

Being Lots Nos. 1418 and 1420, of Block No. 46, Plan No. 2, West Nashville, as of record in Book 57, page 172, Register's Office for said County.

Said Lots Nos. 1418 and 1420 front together 50 feet on ths southerly side of California Avenue and extend back between parallel lines 150 feet to an alley.

Being all the same property conveyed to the Grantors herein by deed from Jean S. Taradash of record in Book 5006, page 891, Register's Office for said County.

Subject to 1977 property taxes which have been prorated and Grantees assume.

FEB28	CONV	25,000.00			
FEB28	S'TAX		B*	65.00	
FEB28	PR'FEE		B*	.50	
FEB28	W'DEED		B*	4.00	* 69.50

This is unimproved ( ) improved (X) property, known as 5509 California Ave., Nashville, 37209
(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 25th day of February, 19 77

James R. Hillin
James R. Hillin

Nancy Hillin
Nancy Hillin

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named James R. Hillin and wife, Nancy Hillin

the bargainors, 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 25 day of February, 19 77

Commission Expires Dec 3, 1978 _____ Notary Public

SHELBY L. ELLIN NOTARY PUBLIC STATE AT LARGE STATE OF TENNESSEE

STATE OF _____
_____ 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 purpose 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 R. Hillin and wife,

Nancy Hillin

TO

Wilbert Manning and wife,

Barbara J. Manning

TITLE INSURED BY POLICY NUMBER:

D91218

The Associates, Inc. Knoxville, Tenn.

Compliments of

Title Associates, Inc.

REPRESENTING

USLIFE TITLE INSURANCE
Company of New York