This instrument prepared by:
WILLIAMS SHIELDS & WILDMAN
Attorneys at Law
Suite 100, Cumberland Office Bldg.
101 Cumberland Avenue
Madison, Tennessee, 37115

WARRANTY DEED

BOOK 5135 PAGE 191

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gregory D. Klingler et ux	Collateral Investment Company	15D 20295
(NAME) 1306 Ardee Avenue	(NAME) 2233 Fourth Avenue North	Map 61-16
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn. 37216	(STREET ADDRESS) Birmingham, Alabama 35203	Parcel 286
(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, JAMES D. MANUPPELLI AND WIFE, BURMA M. MANUPPELLI,

have this day bargained and sold, and do hereby transfer and convey unto the said GREGORY D. KLINGLER AND WIFE, MARY L. KLINGLER their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Sunnymeade, Block "D", of record in Book 974, pages 56 and 57, Register's Office for said County.

Said Lot No. 31 fronts 50 feet on the southerly margin of Ardee Avenue and extends back 140 feet on the easterly and westerly lines to a line in the rear measuring 50 feet thereon.

Being the same property conveyed to James D. Manuppelli and wife, Burma M. Manuppelli, by deed from Lloyd W. Pate and wife, Clenna Y. Pate, of record in Book 4509, page 932, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 21,500.00

Subscribed and sworn to before me, this the 24th day of March 19 77

Affiant Gregory D Klingler

My commission expires: 2/2/81 (Affix Seal)

Notary Public

This is unimproved ( ) improved (XX) property, known as 1306 Ardee Avenue, (House Number) (Street) Nashville, 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 Gregory D. Klingler and wife, Mary L. Klingler, 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* Gregory D. Klingler and wife, Mary L. Klingler, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 24th *day of* March, 19 77 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James D Manuppelli
James D. Manuppelli

Burma M. Manuppelli
Burma M. Manuppelli

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, the undersigned *, a Notary Public in and for said County and State,* James D. Manuppelli and wife, Burma M. Manuppelli *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* 24th *day of* March, *19* 77

Notary Public

Commission expires 2/2/81

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 .....

APR 12 CONV 21,500.00
APR 12 S'TAX B* 55.90
APR 12 PR'FEE B* .50
APR 12 W'DEED B* 4.00 * 60.40

WARRANTY DEED

FROM
JAMES D. MANUPPELLI ET UX

TO
GREGORY D. KLINGLER ET UX

D 98307

IDENTIF. REFERENCE

APR 12 1 00 PM '77

REGISTER
DAVIDSON COUNTY, TENN.

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MADISON, TENNESSEE 37115
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