BOOK 5158 PAGE 589

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 33,500.00

Norman M. Sanders Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF June, 19 77

Notary Public

MY COMMISSION EXPIRES: 5-1-81

(AFFIX SEAL)

JOE SAPERSTEIN NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Joe Saperstein, Suite 303, 4515 Harding Road, Nashville, TN 37205
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Norman M. Sanders, Jr., et ux (NAME)	Collateral Investment Co. (NAME)	Map 162-6
202 Townes Drive (STREET ADDRESS OR ROUTE NUMBER)	2233 4th Avenue, North (STREET ADDRESS)	Par. 152
Nashville, TN (CITY) (STATE) (P. O. ZIP)	Birmingham, ALA 35203 (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, John F. Kerestes and wife, Sandra B. Kerestes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Norman M. Sanders, Jr. and wife, Brigitte M. Sanders

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. 98 on the Plat of Fair Oaks, Section II, of record in Plat Book 4460, pages 52 and 53, Register's Office for said County.

Said Lot 98 fronts 78 feet on the North margin of Townes Drive and extends back between parallel lines 135 feet, to a line on the rear.

Being the same property conveyed to John F. Kerestes and wife, Sandra B. Kerestes by deed from Gardner Construction Company, Inc. of record in Book 4729, page 872 Register's Office for Davidson County, Tennessee.

This conveyance is subject to easements, restrictions, setback lines and taxes for 1977 applicable to said property.

This is { } unimproved { X } improved property, known as 202 Townes Drive (House Number) (Street) Nashville (P. O. Address) (City or Town) 37211 (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 13th day of June, 19 77

John F. Kerestes
JOHN F. KERESTES

Sandra B. Kerestes
SANDRA B. KERESTES

STATE OF TENNESSEE
Davidson County

BOOK 5158 PAGE 590

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named JOHN F. KERESTES and wife, SANDRA B. KERESTES

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 13th day of June, 19 77

Commission expires 5-10-81

_____ Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

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
JOHN F. KERESTES and wife,
SANDRA B. KERESTES

TO
NORMAN M. SANDRES, JR. and wife,
BRIGITTE M. SANDERS

E 08811

IDENTIF. REFERENCE

JUN 13 4 12 PM '77

REGISTER
DAVIDSON COUNTY, TENN.

CONV 33,500.00

JUN 13 77 TAX B* 87.10
JUN 13 77 PR FEE B* .50
JUN 13 77 W DEED C* 4.00 * 91.60

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.