BOOK 5163 PAGE 774

THIS INSTRUMENT WAS PREPARED BY
McKINNEY and EVERETT
ATTORNEYS AT LAW
Suite One 1303 Gallatin Road, North
Madison, Tennessee 37115

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JAMES ROBERT SMITH, ET UX (NAME)	Collateral Investment Company (NAME)	Map 83-1
944 West Sharpe Ave. (STREET ADDRESS OR ROUTE NUMBER)	2233 Fourth Avenue North (STREET ADDRESS)	Parcel 122
Nashville, Tenn. 37206 (CITY) (P. O. ZONE) (STATE)	Birmingham, Alabama 35203 (CITY) (ZONE) (STATE)	27W 21930

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100---------- ($10.00) *Dollars,*

cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations,

I, ALLEN B. LAWRENCE, JR., a widower, hereinafter called the GRANTOR,

have this day bargained and sold, and do hereby transfer and convey unto the said JAMES ROBERT SMITH and wife, JANIE MAI SMITH, hereinafter called the GRANTEES, their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being the westerly 10 feet of Lot No. 29 and the easterly 40 feet of Lot No. 31, on the plan of W. H. Hyronemus' Addition to Nashville, as of record in Book No. 161, page 174, Register's Office for Davidson County, Tennessee.
Said parts of said lots lie adjoining and front 50 feet on the southerly side of Sharpe Avenue or Street, and run back between parallel lines, parallel with and 110 feet westerly from the westerly margin of a 50 foot street, 158 feet to an alley.

Being the same property conveyed to Allen B. Lawrence, Jr. and wife, Omega L. Lawrence, by deed from United REalty Company, a corporation of record in Book 629, page 50, Register's Office for Davidson County, Tennessee. The said Omega L. Lawrence having since died.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 13,900.00

Subscribed and sworn to before me, this the 10th day of June, 19 77

Affiant

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

Notary Public

This is improved (unimproved) property, known as 944 West Sharpe 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 GRANTEES, their

(successors), heirs and assigns forever. I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* GRANTEES, their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness my *hand this* 10th *day of* June, 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.*

Allen B. Lawrence, Jr.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* ALLEN B. LAWRENCE, JR., a widower

the within named bargainor, with whom I am personally acquainted, and who acknowledged that he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Madison, *Tennessee, this* 10th *day of* June, *19*77

Jane P. Hyde *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 _____

JUN27 77 CONV 13,900.00
JUN27 77 S'TAX B* 36.14
JUN27 77 PR'FEE B* .50
JUN27 77 W'DEED B* 4.00 * 40.64

WARRANTY DEED

FROM

ALLEN B. LAWRENCE, JR.

TO

JAMES ROBERT SMITH, ET UX,

JANIE MAI SMITH

E 11084

IDENTIFICATION REFERENCE

JUN 27 8 39 AM '77

REGISTER'S OFFICE

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

Fee Book 10