This instrument was prepared by JAMES A. LESEMANN, Attorney at Law
320 Gallatin Road, Madison, Tennessee. 37115

BOOK 5188 PAGE 183

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Marcel Kellar, et ux	Collateral Investment Company	Map 60-1
(NAME) 3136 Ewingdale Drive	(NAME) 2233 Fourth Avenue, North	Parcel 167
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Birmingham, Alabama 35203	12D-96117
(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 by the said Grantees hereinafter named, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the said Grantees of the unpaid balance of an indebtedness payable to Collateral Investment Company, a corporation; and secured by a deed of trust executed by Frank W. Bradley and wife, Mary Frances Bradley, of record in Land Mortgage Book 4513, page 778, Register's Office for Davidson County, Tennessee; which said unpaid balance the said Grantees hereby agrees to assume and promises to pay;

We, Frank W. Bradley and wife, Mary Frances Bradley, hereinafter called the Grantors, have this day bargained and sold, and do hereby transfer and convey unto the said Marcel Kellar and wife, Lovie V. Kellar, herein called the grantees, their ~~successors~~, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County Tennessee, being Lot No. 109 on the plan of Golden Valley Estates, as of record in Book 4175, page 142, Register's Office for said County.

Said Lot No. 109 fronts 54.47 feet on the northerly side of Ewingdale Drive and extends back 121.43 feet on the easterly line and 122.42 feet on the westerly line to a dead line measuring 60.88 feet thereon.

Being the same property conveyed to Frank W. Bradley and wife, Mary Frances Bradley, by deed from Jesse R. Maggart and wife, Helen Maggart, of record in Book 4513, page 776, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Deed Book 4447, pages 108 and 594; setback lines, easements and other such limitations as shown on the Plan of record in Plat Book 4175, page 142; said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $25,000.00

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

Affiant Marcel Kellar

My Commission Expires: May 12, 1980 (Affix Seal)

Notary Public Myrna L. Brown

This is unimproved (improved) property, known as 3136 Ewingdale Drive, Nashville, Tennessee
(House Number) (Street) 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. 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 grantees, their ~~successors~~, heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 24th day of August, 1977, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Frank W. Bradley (FRANK W. BRADLEY)

Mary Frances Bradley (MARY FRANCES BRADLEY)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Frank W. Bradley and wife, Mary Frances Bradley

the within 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* 4th *day of* August, *19* 77.

Commission expires May 12, 1980

Notary Public

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 .....

AUG25 77	CONV	25,000.00			
AUG25 77	S'TAX		B*	65.00	
AUG25 77	PR'FEE		B*	.50	
AUG25 77	W'DEED		B*	4.00	* 69.50

WARRANTY DEED

FROM
Frank W. Bradley, et ux
TO
Marcel Kellar, et ux

E 22357

IDENTIF. REFERENCE

AUG 25 8 29 AM '77

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

Return to:
FELLER BROWN REALTY & AUCTION CO.
212 Madison Street P. O. Box 761
Madison, Tennessee 37115

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