WARRANTY DEED

BOOK 5236 PAGE 609

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JAMES RAY EDWARDS (NAME)	Collateral Investment Company (NAME)	Map 83-3
2210 Carter Avenue (STREET ADDRESS OR ROUTE NUMBER)	2233 Fourth Avenue, North (STREET ADDRESS)	Par. 243
Nashville, TN 37206 (CITY) (P. O. ZONE) (STATE)	Birmingham, Alabama 35203 (CITY) (ZONE) (STATE)	15DA-39082

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) *Dollars,*

cash in hand paid and other good and valudalbe considerations the receipt of which is hereby acknowledged and the agreement of the grantees herein to assume the balance due and owing on a note payable to Collateral Investment Company which note is secured by a deed of trust of record in Book 5088, page 672, Register's Office for Davidson County, Tennessee. Said note originating with The Tennessee Housing Development Agency.

Kenneth T. Dixon and wife, Mary L. Dixon, Grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said James Ray Edwards, Grantee, his *(successors), heirs and assigns,*

certain real estate in Davidson *County, Tennessee, as follows:*

LAND in Davidson County, Tennessee, being Lot No. 43A on the plan of W.S. Ashworth's Subdivision, Resubdivision Lot 43, of record in Book 4885, page 36, Register's Office for said County.

SAID Lot No. 43A fronts 52.5 feet on the southerly margin of Carter Street and extends back between parallel lines 175.4 feet to an alley in the rear.

BEING the same property conveyed to Kenneth T. Dixon and wife, Mary L. Dixon by deed from James R. Hillin and wife, Nancy Totty Hillin of record in Book 5088, page 670, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF Davidson } The actual consideration or value whichever is greater, for this transfer is $ 18,864.47

Subscribed and sworn to before me, this the 20th day of December 1977

Affiant James Ray Edwards

My commission expires: 5-10-77 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 2210 Carter Avenue (House Number) (Street) P. O. Address: Nashville (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said JAMES RAY EDWARDS, his *(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 and our *heirs and representatives, to warrant and forever defend the title to said real estate to said* JAMES RAY EDWARDS, his *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hand s this 20th *day of* December, 1977., *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Kenneth T. Dixon
KENNETH T. DIXON

Mary L. Dixon
MARY L. DIXON

BOOK 5236 PAGE 610

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ... *a Notary Public in and for said County and State,* KENNETH T. DIXON and wife, MARY L. DIXON .....

.....

.....

*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 Nashville *Tennessee, this* 20th *day of* December, *19*77

Commission expires 5-20-81 Joe Saperstein *Notary Public*

JOE SAPERSTEIN NOTARY PUBLIC DAVIDSON COUNTY TENN.

STATE OF TENNESSEE }
COUNTY OF }

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 .....

THIS INSTRUMENT WAS PREPARED BY:

Joe Saperstein
Suite 303
4515 Harding Road
Nashville, Tennessee 37205

Mail

E 4 3 2 1 2

IDENTIF. REFERENCE

DEC27F CONV 18,864.47

Dec 27 8 51 AM '77 DEC27F S'TAX B* 49.14

DEC27F PR'FEE B* .50

FELIX Z. WILSON JR REGISTER DAVIDSON COUNTY, TENN. DEC27F W'DEED B* 4.00 * 53.64

WARRANTY DEED

FROM
KENNETH T. DIXON and wife,
MARY L. DIXON

TO
JAMES RAY EDWARDS

TITLE INSURED BY POLICY NUMBER:
43-013-23882F

Title Associates, Inc. Livery of Seizin

Compliments of
Title Associates, Inc.
Tennessee Agent of
USLIFE TITLE INSURANCE
Company of New York