THIS INSTRUMENT PREPARED BY:
EARL THOMPSON, ATTORNEY
14th Floor, Nashville Trust Building
Nashville, Tennessee 37201

BOOK 5251 PAGE 751

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phillip Rudolph Smith, et ux ~~Beverly Dianne Smith~~ (NAME) 311 28th Street (STREET ADDRESS OR ROUTE NUMBER) Old Hickory, Tn. 37138 (CITY) (P. O. ZONE) (STATE)	Collateral Investment Co. (NAME) P. O. Box 10943 (STREET ADDRESS) Birmingham, Alabama 35202 (CITY) (ZONE) (STATE)	53-8-90

For and in Consideration of the sum of Twelve Thousand Three Hundred Forty-Seven and 19/100 ($12,347.19) *DOLLARS* paid and to be paid as follows: Two Thousand Dollars ($2,000.00) cash in hand paid by Phillip Rudolph Smith and wife, Beverly Dianne Smith to Debbie Lee Bratcher Warren, the receipt of which is hereby acknowledged and for the remaining Ten Thousand Three Hundred Forty-Seven and 19/100 ($10,347.19) which represents the approximate unpaid balance of a certain Deed of Trust executed by James R. Elam and wife, Debbie Lee Bratcher Elam (Debbie Lee Bratcher Elam and Debbie Lee Bratcher Warren are one and same person) to P. E. Davis, Trustee to secure Collateral Investment Company the indebtedness therein described, which Deed of Trust is of record in Book 4871, Page 707, Register's Office for Davidson County, Tennessee and by reference the same is made a part of this conveyance as fully as if copied herein. The purchasers hereby assume and agree to pay the balance of said Deed of Trust and to abide by all of its provisions and conditions. Debbie Lee Bratcher Elam(who is one and the same as Debbie Lee Bratcher Warren),an unmarried person,

has bargained and sold, and by these presents does transfer and convey unto the said Phillip Rudolph Smith and wife, Beverly Dianne Smith, their heirs and assigns, *a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being Lot No. 11 of Block 16 on the Map of Dabbs & Elliott's Subdivision of Old Hickory, as of record in Book 547, Page 127, Register's Office for said County.

Said Lot No. 11 fronts 50 feet on the westerly side of 28th Street and runs back between parallel lines, 144 feet to an alley.

Being the same property conveyed to James R. Elam, Jr. and wife, Debbie L. Elam by deed from Norman E. Carney and wife, Sarah Louise Carney of record in Book 4871, Page 705, said Register's Office, and vested in Debbie Lee Bratcher Elam by deed from James Richard Elam, Jr. of record in Book 5015, Page 177, said Register's Office.

Debbie Lee Bratcher Elam and Debbie Lee Bratcher Warren are one and the same person.

The purchasers are entitled to immediate possession with this Deed.

The seller herein hereby transfers all escrow accounts, including taxes and insurance to the purchasers.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $12,347.19

Subscribed and sworn to before me, this the 3rd day of February 19 78

Affiant

My commission expires: 4/29/81 (Affix Seal)

Notary Public

This is ~~unimproved~~ ( ) improved (XX) property, known as 28th Street, Old Hickory, Tennessee 37138
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Phillip Rudolph Smith and wife, Beverly Dianne ~~Smith, their~~ *heirs and assigns, forever.*

And I *do covenant with the said* Phillip Rudolph Smith and wife, Beverly Dianne Smith *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.* , with the exception of a Deed of Trust of record in Book 4871, Page 707, Register's Office for Davidson County, Tennessee, the balance of which is hereby assumed and will be paid by the purchasers.

And I, Debbie Lee Bratcher Warren *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* ~~Phillip Rudolph Smith and~~ wife, Beverly Dianne Smith, ~~their~~ *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 3rd *day of* February, *1978, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Debbie Lee Bratcher Warren
DEBBIE LEE BRATCHER WARREN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

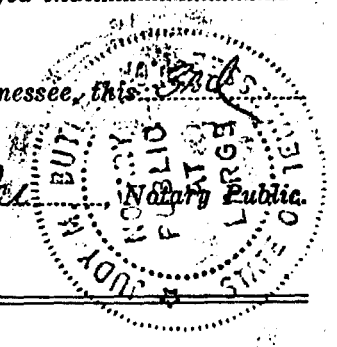
Personally appeared before me, Judy M Battles, *a Notary Public in and for said County and State, the within named* Debbie Lee Bratcher Warren, an unmarried person,

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

Witness my hand and official seal at Nashville, *Tennessee, this* 2nd *day of* February, *1978.*

Judy M Battles, *Notary Public.*

Commission Expires 4/29/81



STATE OF.....
COUNTY OF.....

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

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

Witness my hand and official seal at....., this..... day of....., 19.....

....., *Notary Public.*

Commission Expires.....

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.....

WARRANTY DEED

FROM

DEBBIE LEE BRATCHER WARREN,
AN UNMARRIED PERSON

TO

PHILLIP RUDOLPH SMITH, ET UX
BEVERLY DIANNE SMITH

E 5007.3

IDENTIF. REFERENCE

FEB 10 12 01 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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FEB 10 78 CONV 12,747.19

FEB 10 78 STAX B* 31.98

FEB 10 78 PRTFEE B* .50

FEB 10 78 WDEED B* 8.00

* 40.48

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Deadrick Street
Phone 255-4631
NASHVILLE, TENNESSEE 37208