This instrument prepared by: JACKSON, TANNER & REYNOLDS, Attorneys
Suite 100, 216 Third Avenue, North
Nashville TN 37201

WARRANTY DEED

BOOK 5269 PAGE 127

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nancy Ann Mattos (NAME)	Collateral Investment Company (NAME)	
305 - 37th Avenue, No. (STREET ADDRESS OR ROUTE NUMBER)	2233 Fourth Avenue North (STREET ADDRESS)	Map 92-13
Nashville TN 37209 (CITY) (P. O. ZONE) (STATE)	Birmingham AL 35203 (CITY) (ZONE) (STATE)	Par. 312

FOR AND IN CONSIDERATION of the sum of

TEN and no/100 ------- ($10.00) ---------- *Dollars,*
cash paid by Grantee and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption by the said Grantee of the unpaid principal balance of a note in the original amount of $17,900.00 to Collateral Investment Company, secured by a Deed of Trust of record in Book 5037, page 105, Register's Office for Davidson County, Tennessee, payable as specified therein,

I, James Otis Young,

have this day bargained and sold, and do hereby transfer and convey unto the said

Nancy Ann Mattos,

her *(successors), heirs and assigns,*

~~xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx~~
my one-half undivided interest in and to the hereinafter described property:

Being Lot No. 85 on the Plan of Shield's New West Nashville, as of record in Book 57, page 77, Register's Office for Davidson County, Tennessee, and a strip lying between the east end of said lot and the west margin of 37th Avenue, North, formerly Pilcher Avenue, as now located.

Said Lot and said strip of land front 50 feet on the westerly side of 37th Avenue, North, formerly Pilcher Avenue, as now located, and run back 153 feet, more or less, on the northerly line and 156 feet, more or less, on the southerly line, to an alley in the rear, measuring 50 feet thereon.

Being the same property conveyed to James Otis Young, unmarried, by deed from Jack R. Bagwell and wife, Gloria Bagwell, of record in Book 5037, page 107, Register's Office for Davidson County, Tennessee. And being the same property conveyed to James Otis Young and Nancy Ann Mattos, as tenants in common, by Quitclaim Deed of record in Book 5047, page 885, 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 $17,655.06

Subscribed and sworn to before me, this the 31st day of March 19 78

Affiant Nancy Ann Mattos

My commission expires: 20 August 1980 (Affix Seal)

Notary Public John K. Reynolds

This is improved (X) property, known as 305 - 37th Avenue, North, Nashville TN 37209
(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

Nancy Ann Mattos,

her *(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,* except as abovementioned.

I *further covenant and bind* myself/my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Nancy Ann Mattos,

her

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

Witness my *hand* this 31st *day of* March, 1978. *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James Otis Young

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, John R. Reynolds, *a Notary Public in and for said County and State,* James Otis Young

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 Nashville, *Tennessee, this* 31st *day of* March, *19* 78

John R. Reynolds
Notary Public

Commission expires 10 August 1980

NOTARY PUBLIC STATE OF TENNESSEE LARGE DAVIDSON

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 .....

CO 176556	MO
WD 4.00	MS
TD	ST 46.02
CC	ST
MR	PF 50
UCC	TOTAL 50.52

WARRANTY DEED

FROM

JAMES OTIS YOUNG

TO

NANCY ANN MATTOS

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IDENTIF. REFERENCE

APR 4 11 59 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238