BOOK 4945 PAGE

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $41,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF May 1978

Notary Public

MY COMMISSION EXPIRES: 4/18/82

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

WILLIAM D. CASTLEMAN, Attorney, 807 American Trust Building, Nash., Tn. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CHARLES D. BALLARD (NAME)	COLLATERAL INVESTMENT COMPANY (NAME)	15DA-60040
1003 Shadow Lane (STREET ADDRESS OR ROUTE NUMBER)	2233 Fourth Avenue North (STREET ADDRESS)	Map: 84-5
Nashville, TN 37206 (CITY) (STATE) (P. O. ZIP)	Birmingham, Alabama 35203 (CITY) (STATE) (ZIP)	Par: 61

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JAMES A. PENNINGTON and wife, JANICE B. PENNINGTON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CHARLES D. BALLARD and wife, MARGARET ANN BALLARD

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 100 on the Plan of Rose Estates, Section 1, as of record in Plan Book 3600, Page 37, Register's Office for said County.

SAID Lot No. 100 fronts 78 feet on the easterly side of Shadow Lane and extends back 144.7 feet on the southerly line and 143.69 feet on the northerly line, to a dead line in the rear on which it measures 72.61 feet.

BEING the same property conveyed to James A. Pennington and wife, Janice B. Pennington by deed from James Taylor Hamblin, Sr., and wife, Carole C. Hamblin, of record in Book 4834, Page 239, Register's Office for Davidson County, Tennessee.

This is improved [X] unimproved ( ) property, known as 1003 Shadow Lane (House Number) (Street) Nashville, Tennessee 37206 (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 15th day of May, 1978

x James A. Pennington

x Janice B. Pennington

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES A. PENNINGTON and wife, JANICE B. PENNINGTON

the bargainorS, 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 15th day of May 1978

Commission expires 4/18/82

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM
JAMES A. PENNINGTON et ux

TO
JANICE B. PENNINGTON

TO
CHARLES D. BALLARD et ux

MARGARET ANN BALLARD

T. 65399

IDENTIF. REFERENCE

MAY 15 1 54 PM '78

FRED A. NELSON, REGISTER
DAVIDSON COUNTY, TENN.

MAY15'78 CONV $1,500.00
MAY15'78 S'TAX 107.90
MAY15'78 PR'FEE .50
MAY15'78 MTGEED 4.00 * 112.40

This Instrument Prepared By:
WILLIAM D. CASTLEMAN, ATTY.
807 American Trust Bldg.
Nashville, Tennessee 37201

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

File Box 9