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

BOOK 5295 PAGE 19

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bernest Kelley and wife, Leona Kelley (NAME)	Collateral Investment Co. (NAME)	53-8-90
311 28th Street (STREET ADDRESS OR ROUTE NUMBER)	Post Office Box 10943 (STREET ADDRESS)	
Old Hickory, Tn. 37138 (CITY) (P. O. ZONE) (STATE)	Birmingham, Alabama 35202 (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Twelve Thousand Three Hundred Ten and 77/100 ($12,310.77) ---------- *DOLLARS* paid and to be paid as follows: Two Thousand Dollars ($2,000.00) cash in hand paid by Bernest Kelley and wife, Leona Kelley, to Phillip Rudolph Smith and wife, Beverly Dianne Smith, the receipt of which is hereby acknowledged and for the remaining Ten Thousand Three Hundred Ten and 77/100 Dollars ($10,310.77) which represents the approximate unpaid balance of a Deed of Trust executed by James R. Elam and wife, Debbie L. Elam to P. E. Davis, Trustee, of record in Book 4871, Page 707, Register's Office for Davidson County, Tennessee, to secure a note dated November 27, 1974 in the original amount of Ten Thousand Seven Hundred Fifty Dollars ($10,750.00) payable to Collateral Investment Company and by reference said Deed of Trust 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 note as described and referred to in said Deed of Trust and to abide by all of its provisions and conditions. Phillip Rudolph Smith and wife, Beverly Dianne Smith, have

~~have~~ *bargained and sold, and by these presents do transfer and convey unto the said* Bernest Kelley and wife, Leona Kelley, 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 Phillip Rudolph Smith and wife, Beverly Dianne Smith, by deed from Debbie Lee Bratcher Warren, of record in Book 5251, Page 751, Register's Office for Davidson County, Tennessee.

The sellers herein hereby transfer 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 $ 12,310.77

Subscribed and sworn to before me, this the 12th day of May, 19 78

Affiant

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

Notary Public

unimproved ( )
This is improved (X) 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 Bernest Kelley and wife, Leona Kelley, their ..... *heirs and assigns, forever.*

And we *do covenant with the said* Bernest Kelley and wife, Leona Kelley *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.*, 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 we, Phillip Rudolph Smith and wife, Beverly Dianne Smith *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Bernest Kelley and wife, Leona Kelley, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand*s *this* 23rd *day of* May, *19* 78., *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Phillip Rudolph Smith
Phillip Rudolph Smith

Beverly Dianne Smith
Beverly Dianne Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mrs. Louise Woodard, a Notary Public in and for said County and State, the within named Phillip Rudolph Smith and wife, Beverly Dianne Smith,

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 Old Hickory, Tennessee this 28th day of May, 1978.

Mrs. Louise Woodard, Notary Public

Commission Expires May 11, 1981

MRS. LOUISE WOODEN NOTARY PUBLIC DAVIDSON CO. TENN.

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
PHILLIP RUDOLPH SMITH AND WIFE,
BEVERLY DIANNE SMITH

TO

BERNEST KELLEY AND WIFE,
LEONA KELLEY

JUN 7 '78
CONV
JUN-7-78 STAX
JUN-7-78 RFEE
JUN-7-78
W/DEED

12,310.77

B* 31.98
B* .50
B* 8.00
* 40.48

JUN 7 9 02 AM '78
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

IDENTIF. REFERENCE

95.47

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

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