BOOK 5295 PAGE 124

WARRANTY DEED

This instrument prepared by:
WILLIAMS GRIGG & GILLIAM
Attorneys at Law
Suite 100, Cumberland Office Bldg.
101 Cumberland Ave.
Nashville, Tennessee

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Henry J. Romersa	Collateral Investment Company	Map 61-4
(NAME)	(NAME)	
4903 Tanglewood Drive	2100 First Avenue North	Parcel 151
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Birmingham, Alabama 35203	15 DZ 27958
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ----------

----------($10.00) *Dollars,*

cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged,

I, ROBERT E. GARNER, unmarried,

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

HENRY J. ROMERSA,

his *(successors), heirs and assigns,*

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

Being part of Block 3 on the Map of A. J. McGaughey's Second Hayesboro Subdivision, of record in Book 547, page 43, Register's Office for said County, and being part of Lot No. 8 on the unrecorded map showing a subdivision of the R. M. Condra property described according to a survey made June 22, 1966, Revised July 20th, 1966, by Hickerson-Hickerson Engineers as follows:

BEGINNING at a concrete monument at the northwest corner of Tanglewood Drive and a parallel access road; thence with the northerly margin of said road, south 76° west 106.5 feet to a stake; thence north 8° 40' west 35 feet to a stake; thence north 27° east 30 feet to a stake; thence north 33° 10' east 55 feet to a stake in the northeasterly margin of a driveway; thence with said driveway in a northwesterly direction 95 feet to the line between Lots Nos. 7 and 8; thence with the line between said two lots south 58° 15' east 169 feet to the westerly margin of Tanglewood Drive; thence with said drive south 33° 30' west 9 feet to an iron pin; thence north 68° 43' west 8 feet to a concrete monument; thence with the westerly margin of said drive south 21° 17' west 63 feet to the beginning.

Being the same property conveyed to Robert E. Garner by deed from Robert E. Garner and wife, Joyce S. Garner, of record in Book 5195, page 169, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 48,000.00

Subscribed and sworn to before me, this the 23rd day of May, 19 78.

Affiant

My commission expires: 2/2/81 (Affix Seal)

Notary Public

This is unimproved ( ) improved (XX) property, known as 4903 Tanglewood Drive, (House Number) (Street) Nashville, 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 Henry J. Romersa, his *(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.*

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Henry J. Romersa, his *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand 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.*

Robert E. Garner

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned *, a Notary Public in and for said County and State,* Robert E. Garner, unmarried,

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

Witness my hand and official seal at Madison, *Tennessee, this* 23rd *day of* May *, 19* 78

Diane G. Tilley *Notary Public*

DIANE G. TILLEY NOTARY PUBLIC DAVIDSON CO.

Commission expires 2/2/81

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 .....

file Box 10

JUN-7 78	CONV	28,000.00			
JUN-7 78	S'TAX		B*	72.80	
JUN-7 78	PR'FEE		B*	.50	
JUN-7 78	W'DEED		B*	4.00	* 77.30

WARRANTY DEED

FROM ROBERT E. GARNER, UNMARRIED

TO HENRY J. ROMERSA

E. 6. 9 5. 9 8.

IDENTIF. REFERENCE

JUN 7 9 45 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Lawyers Title of Nashville, Inc.
POST OFFICE BOX 742 • 101 CUMBERLAND STREET
MADISON, TENNESSEE 37115
AREA CODE 615/868-8700