WARRANTY DEED

BOOK 5310 PAGE 578

E 76392

IDENTIF. REFERENCE

JUL 13 9 11 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 19,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____ DAY OF _____, 19____.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William G. Traber, Attorney, 107 Donelson Pike, Nashville, Tennessee 37214t
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Don C. Crouch (NAME)	Collateral Investment Company (NAME)	LW-2360
211 28th Street (STREET ADDRESS OR ROUTE NUMBER)	2233 Fourth Ave. North (STREET ADDRESS)	Map: 53-8
Old Hickory, Tennessee 37138 (CITY) (STATE) (P. O. ZIP)	Birmingham, Ala. 35203 (CITY) (STATE) (ZIP)	Par: 102

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, Michael Eugene Hyland and wife, Debbie Hyland

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Don C. Crouch and wife, Lynn Crouch

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:

Being Lot No. 13 of Block 9 on the Map of Dabbs & Elliott Subdivision No. 1 as of record in Book 547, page 97, Register's Office for Davidson County, Tennessee.

Said Lot No. 13 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 Michael Eugene Hyland and wife, Debbie Hyland by deed from William H. Cheatham and wife, Delana A. Cheatham, as of record in Book 5148, page 839, said Register's Office.

For and in consideration of Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, a part of which is the assumption of one certain trust deed dated 5-18-77 and filed for record in the office of the recorder of deeds of Davidson County, Tennessee, in Book 5148, page 841, and note of even date thereby secured, in the original principal amount of $17,200.00, payable to Collateral Investment Company, which debt the grantee herein assumes and agrees to pay as part payment of the purchase price.

The grantees further hereby assume the obligations of the Grantors under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

The escrow account as it relates to this property is hereby transferred to the Grantees, as is the hazard insurance.

This is unimproved ( ) improved (X) property, known as 211 28th Street Old Hickory, Tennessee 37138
(House Number) (Street) (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 hand s this day of July, 19 78

Michael Eugene Hyland

Debbie Hyland

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STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael Eugene Hyland and wife, Debbie Hyland

the bargainor 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 day of July, 19 78

Commission Expires 4/1/82

Notary Public

STATE OF
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 purpose 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

RETURN TO:
DICK WINECOFF, REALTORS
4207 LEBANON ROAD
HERMITAGE, TENN. 37076

JUL 13 78 CONV 19,949.48
JUL 13 78 S'TAX B* 51.74
JUL 13 78 PR'FEE B* .50
JUL 13 78 W'DEED B* 4.00 * 56.24

WARRANTY DEED

FROM
Michael Eugene Hyland et ux

TO
Don C. Crouch et ux

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seizin

Compliments of
Title Associates, Inc.
REPRESENTING
USLIFE TITLE INSURANCE
Company of New York