BOOK 5322 PAGE 15

WARRANTY DEED

This instrument prepared by:
WILLIAMS SHIELDS & WILDMAN
Attorneys - at - Law
Suite 100, Cumberland Office Bldg.
101 Cumberland Avenue
Madison, Tennessee 37115

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Daniel M. Jeffus et ux	Collateral Investment Company	Map 52-7
(NAME) 1009 Neelys Bend Road	(NAME) P.O. Box C-180	Parcel 31
(STREET ADDRESS OR ROUTE NUMBER) Madison, TN 37115	(STREET ADDRESS) Birmingham, AL 35283	11D 42970
(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, including the assumption of the unpaid balance of a certain indebtedness payable to Collateral Investment Company, and secured by a deed of trust of record in Book 4805, page 573, Register's Office for Davidson County, Tennessee.

We, VANCE ARMAND BOUCHARD AND WIFE, VALERIE J. BOUCHARD,

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

DANIEL M. JEFFUS AND WIFE, RHONDA B. JEFFUS,

their *(successors), heirs and assigns,*

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

Land in Davidson County, Tennessee, being known as Lot No. 4 of Block "A" on the unrecorded Map of Home Acres Subdivision by the Layman Foundation and described as follows: BEGINNING at a point in the north margin of Neely's Bend Road at the corner of Lots Nos. 4 and 5; thence with the line between said lots northerly 269.7 feet to an iron pin; thence easterly along the back line of said Lot No. 4 for a distance of 100 feet to an iron pin; thence southerly along a line, the same being the boundary line of Lots 3 and 4 for a distance of 275 feet to an iron pin in the margin of Neelys Bend Road; thence in a westerly direction along the margin of Neelys Bend Road for a distance of 48.5 feet to an iron pin; thence northerly for a distance of 5 feet to an iron pin; thence westerly for a distance in a line for a distance of 51.5 feet to an iron pin the same being the point of beginning.

Being the same property conveyed to Robert G. Williams and wife, Sara A. Williams, by deed from Fred A. Martin and wife, Ada G. Martin, of record in Book 4805, page 571, Register's Office for Davidson County, Tennessee., AND

Being the same property conveyed to Vance Armand Bouchard and wife, Valerie J. Bouchard, by deed from Robert G. Williams and wife, Sara A. Williams, of record in Book 5156, page 65, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $34,231.19

Subscribed and sworn to before me, this the 2nd day of August 19 78

Affiant Daniel M Jeffus

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

Notary Public Diane

FLOYD ★ TENN. NOTARY PUBLIC DAVIDSON COUNTY

This is improved (XX) unimproved ( ) property, known as 1009 Neelys Bend Road (House Number) (Street) Madison 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

Daniel M. Jeffus and wife, Rhonda B. Jeffus, their

(successors), heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Daniel M. Jeffus and wife, Rhonda B. Jeffus, their

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

Witness our *hand* s *this* 2nd *day of* August, 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.*

Vance Armand Bouchard
Vance Armand Bouchard

Valerie J. Bouchard
Valerie J. Bouchard

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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,* Vance Armand Bouchard and wife, Valerie J. Bouchard,

*the within named bargainor*S*, 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 Madison
this 2nd *day of* August, *19* 78.

Oxanie G. Floyd
Notary Public

Commission expires 2/2/81

OXANIE G. FLOYD NOTARY PUBLIC DAVIDSON COUNTY TENN.

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 .....

AUG-8 78 CONV 34,231.19
AUG-8 78 S'TAX B* 88.92
AUG-8 78 PR'FEE B* .50
AUG-8 78 W'DEED B* 4.00 * 93.42

WARRANTY DEED
FROM
VANCE ARMAND BOUCHARD ET UX
TO
DANIEL M. JEFFUS ET UX

E81437

IDENTIF. REFERENCE

AUG 8 8 37 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