BOOK 5330 PAGE 469 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 30,000.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF AUGUST, 19 78

Notary Public

MY COMMISSION EXPIRES: 1-18-82

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS, ADAMS, WEEMS & SPICER, ATTYS.
401 Union Street, Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gary L. Duncan (NAME)	Collateral Investment Company (NAME)	
2730 Bobby Avenue (STREET ADDRESS OR ROUTE NUMBER)	2100 First Avenue North (STREET ADDRESS)	73-1-112
Nashville, TN 37216 (CITY) (STATE) (P. O. ZIP)	Birmingham, Alabama 35203 (CITY) (STATE) (ZIP)	15DZ53040

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, Don Atkins and Sandra Atkins

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gary L. Duncan et ux Darlene C. Duncan

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. 48 on the Map of Happy Valley Section "C", described according to a survey by Z. J. Wilkinson, Surveyor, and further described by a survey of Southern Land and Associates, dated 8/14/7 as follows:

Beginning at a point on the southeasterly margin of Bobby Avenue located northwestwardly 775 feet, more or less, from the intersection of the southeasterly margin of Bobby Avenue and the northeasterly margin of Cooper Lane, said point also being the northeasterly corner of Lot No. 47 as conveyed to Benny T. Houch et ux, by deed from Charles E. Evans et ux, of record in Book 5015, page 278, Register's Office for said County; thence, with Houchin's northeasterly property line southeastwardly 140 feet to a point on the northwesterly rear line of Lot No. 6 on the plan of Virginia Manor, of record in Book 1835, page 22, said Register's Office; thence, with the northwesterly rear lines of Lots Nos. 6 and 5, Virginia Manor, northeastwardly 100 feet, to the southwesterly corner of Lot No. 49 on the Map of Happy Valley, Section "C", as conveyed to Nell Bowen by deed from Logan Allman Harris et ux of record in Book 3896, page 839, said Register's Office; thence, with Bowen's southwesterly property line northwestwardly 140 feet to a point on the southeasterly margin of Bobby Avenue; thence, with the southeasterly margin of Bobby Avenue, southwestwardly 100 feet to the point of beginning. **

THIS conveyance is subject to any and all existing easements of record.

This is unimproved ( ) improved (XX) property, known as 2730 Bobby Avenue (House Number) (Street) Nashville, TN 37216 (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 22ND day of AUGUST, 19 78

Don Atkins

Sandra Atkins

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Don Atkins and Sandra Atkins

the 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 Nashville, Tennessee, this 22ND day of AUGUST 19 78

Commission expires 1-18-82

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

L. DUKE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM
Don Atkins

TO
Gary L. Duncan

E 8 5 3 3 7

IDENTIF. REFERENCE

AUG 28 11 59 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Return to: Rec'd 1, Box 8

WILKINS, ADAMS, WEEMS & SPICER
ATTORNEYS AT LAW
1100 FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

**Being the same property conveyed to Don Atkins and wife, Sandra Atkins by deed from Curtis M. Atkins and Mary Sue Holland of record in Book 5095, page 13, said Register's Office, the said Don Atkins and the said Sandra Atkins having since been divorced by Decree of the First Circuit Court for said County, of record in Minute Book 144 C, page 1735, Clerk's Office for said Court, said Decree ordering the sale of subject property.

AUG28 78	CONV	30,000.00			
AUG28 78	S'TAX		B*	78.00	
AUG28 78	PR'FEE		B*	.50	
AUG28 78	W'DEED		B*	4.00	* 82.50