PREPARED BY: Lawyers Title of Nashville, Inc.
101 Cumberland Ave., Suite 105
P. O. Box 742
Madison, TN 37115

WARRANTY DEED

BOOK 5332 PAGE 131

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr. & Mrs. Kenneth B. Spears	Collateral Investment Company	4D-49185
(NAME)	(NAME)	
817 Anita Drive	P. O. Box C-180	Map: 44-13
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Old Hickory, TENN. 37138	Birmingham, Alabama 35283	Par: 5
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt~~xxxxx~~ of which is hereby acknowledged, we

Ronnie E. Williams and wife, Carol A. Williams

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

Kenneth B. Spears and wife, Linda H. Spears, their

(successors), heirs and assigns,

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

Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of Knoll Subdivision, Section 4, of record in Book 2854, page 111, Register's Office for said County.

Said Lot No. 58 fronts 115 feet on the northeasterly side of Anita Drive and extends back 190 feet on the southeasterly line and 310 feet on the northwesterly line to a dead line, measuring 166.5 feet thereon.

Being the same property conveyed to Ronnie E. Williams and wife, Carol A. Williams by deed from Richard A. Edgmon and wife, Cathy F. Edgmon of record in Book 4969, page 559, Register's Office for said County.

This conveyance is subject to all restrictions, easements or other encumbrances which are matters of record.

It is agreed and understood that the above named Grantees assume and agree to pay the remaining unpaid balance of a Deed of Trust of record in Book 4785, page 212, Register's Office for said County, and subsequently assigned by instrument of record in Book 4810, page 626, said Register's Office, payable as therein specified together with any terms, conditions, restrictions, or limitations recited therein.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 32,300.00

Subscribed and sworn to before me, this the 29th day of August, 19 78

Affiant

My commission expires: September 28, 1981 (Affix Seal)

Notary Public

This is ( ) unimproved (X) improved property, known as 817 Anita Drive, Old Hickory, Tennessee 37138
(House Number) (Street) 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

Kenneth B. Spears and wife, Linda H. Spears, 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 do *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Kenneth B. Spears and wife, Linda H. Spears,

their

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

Witness our *hand* s *this* 29th *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.*

Ronnie E. Williams
RONNIE E. WILLIAMS

Carol A. Williams
CAROL A. WILLIAMS

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned *a Notary Public in and for said County and State,* Ronnie E. Williams and wife, Carol A. Williams

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, Tennessee *this* 29th *day of* August, *19*78

Commission expires September 28, 1981 *Notary Public*

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 31 78 CONV 32,300.00
AUG 31 78 S'TAX B* 83.98
AUG 31 78 PR'FEE B* .50
AUG 31 78 W'DEED B* 4.00 * 88.48

E 86122

IDENTIF. REFERENCE

Aug 31 9 00 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
ie E. Williams and wife,
ol A. Williams

TO
eth B. Spears and wife,
la H. Spears

After recording, mail to:

Compliments of
Lawyers Title of Nashville, Inc.
POST OFFICE BOX 742 • 181 CUMBERLAND STREET
MADISON, TENNESSEE 37115
AREA CODE 615/868-8700

1-013,055