WARRANTY DEED

BOOK 5351 PAGE 633

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $42,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF October, 1978

Notary Public

MY COMMISSION EXPIRES: December 17, 1981

(AFFIX SEAL)

mail 1

THIS INSTRUMENT WAS PREPARED BY
DOUGLAS R. BERRY, 907 TWO MILE PARKWAY, GOODLETTSVILLE, TN. 37072
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DOUGLAS R. BERRY (NAME)	COLLATERAL INVESTMENT COMPANY (NAME)	11-D-79560
P. O. Box 976 (STREET ADDRESS OR ROUTE NUMBER)	2233 Fourth Avenue North (STREET ADDRESS)	Map 52-12
Goodlettsville, Tn. 37072 (CITY) (STATE) (P. O. ZIP)	Birmingham, Alabama 35203 (CITY) (STATE) (ZIP)	Par 34

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, DONOVAN BAKER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DOUGLAS R. BERRY, JAMES S. SWEENEY, JR. and JAMES S. SWEENEY, SR., tenants in common

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. 11 on the Plan of Marlin Meadows Section I, as of record in Book 1835, page 108, Register's Office for said County.

Beginning on the southeasterly margin of Nix Pass at the corner of Lots Nos. 10 and 11; thence with the line between said two lots, southeasterly 132 feet; thence north 43° 27' east 155.6 feet to the southwesterly margin of Neely's Bend Road; thence with the same northwestwardly 134.55 feet to the beginning of a curve; thence around said curve, with a radius of 25.03 feet southwestwardly 44.19 feet to the southeasterly margin of Nix Pass; thence with the same, southwestwardly 154.3 feet to the beginning.

Being the same property conveyed to Donovan Baker by deed from Homer C. Scott and wife, Eva P. Scott of record in Book 4961, page 177, and instrument of correction of record in Book _____, page _____, said Register's Office.

Bonnie Lynne Baker, spouse of the said Grantor, joins in this deed for the purpose of conveying any interest she may have in the said property.

unimproved ( ) This is improved (X) property, known as 701 Nix Pass, Madison, Tennessee 37115
(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 this 10th day of October, 1978

Donovan Baker
DONOVAN BAKER

Bonnie Lynne Baker
BONNIE LYNNE BAKER

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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 Donovan Baker and Bonnie Lynne Baker

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 Goodlettsville, Tennessee, this 10th day of October, 1978

Commission Expires December 17, 1979 Paula Shelton 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

E 9 4 7. I. I.

IDENTIF. REFERENCE

OCT 17 9 46 AM '78

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

OCT 17 78	CONV	42,500.00			
OCT 17 78 S'TAX			B*	110.50	
OCT 17 78 PR'FEE			B*	.50	
OCT 17 78	W'DEED		B*	4.00	* 115.00

WARRANTY DEED

FROM
DONOVAN BAKER

TO
DOUGIAS R. BERRY, JAMES S. SWEENEY, JR., & JAMES S. SWEENEY, SR.

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seisin

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