FILE BOX 3

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON } BOOK 5378 PAGE 220

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

39,250.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15TH DAY OF DECEMBER, 1978.

Notary Public

MY COMMISSION EXPIRES: 8-22-81

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY, 1102 KERMIT DRIVE, #203, NASHVILLE, TN 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Walter C. Essary (NAME)	Collateral Investment Company (NAME)	MAP 72-3
1307 Greenfield Avenue (STREET ADDRESS OR ROUTE NUMBER)	2233 Fourth Avenue North (STREET ADDRESS)	PAR 234
Nashville, TN 37216 (CITY) (STATE) (P. O. ZIP)	Birmingham, AL 35203 (CITY) (STATE) (ZIP)	15DZ-31910

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, Charles N. Vandeventer and wife Sadie B. Vandeventer

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Walter C. Essary and wife Betty S. Essary

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 land in Davidson County, Tennessee, being a part of Lot No. 1 on the map of the Subdivision of part of the East Nashville Golf and Country Club Lands, as of record in Book 421, Page 142 and 143, of the Register's Office for said County, and described according to a survey of Harold F. Morris, Surveyor, dated February 25, 1971, as follows:

BEGINNING at a point in the northeasterly margin of Greenfield Avenue, 300 feet northwesterly from Golf Street; thence continuing with said Avenue, northwesterly 100 feet to the southeasterly margin of Kennedy Avenue, thence with the same, northeasterly 186.58 feet to a point; thence southeasterly 98.5 feet to a point, thence southwesterly 183 feet to the point of beginning.

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

THIS conveyance, showever, is subject to a certain Deed of Trust, recorded in Book 4983, Page 345, Register's Office of Davidson County, Tennessee, securing a note dated November 21, 1975, payable to the order of Collateral Investment Company, with a present unpaid principal balance of approximately 27,637.07, which the Grantees herein, hereby assume and agree to pay. The escrow account in connection with said loan, if any, is hereby transferred to the Grantees herein.

This is ( ) unimproved (X) improved property, known as 1307 Greenfield 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 15TH day of DECEMBER, 1978

Charles N. Vandeventer X Charles N Vandeventer

Sadie E. Vandeventer X Sadie B Vandeventer

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 Charles N. Vandeventer and wife Sadie E. Vandeventer

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

Nashville, Tennessee, this 15TH day of DECEMEER 19 78

Commission expires 7-22-81

Mary P. Whitworth
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 (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such (they) _____ 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

WARRANTY DEED

FROM Charles N. Vandeventer

TO Walter C. Essary

F 06538

IDENTIF. REFERENCE

DEC 22 12 02 PM '78

FILED IN THE OFFICE OF THE REGISTER
DAVIDSON COUNTY, TENN.

Edward Seddon
Attorney-at-Law
1102 KERMIT DRIVE, SUITE 203
NASHVILLE, TENNESSEE 37217

DEC22 CONV 39,250.00
DEC22 S'TAX B* 101.92
DEC22 PR'FEE B* .50
DEC22 W'DEED B* 4.00 * 106.42