FILE BOX 4

BOOK 5381 PAGE 250 78-12-56

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $44,500.00

Winford E. Collins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF DECEMBER, 1978

Notary Public

MY COMMISSION EXPIRES: 6/7/80
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTORNEYS, 908 Fidelity Federal Building, Nashville, Tenn 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WINFORD E. COLLINS et ux (NAME)	MERCANTILE MORTGAGE COMPANY (NAME)	6DA-80220
3836 VALLEY RIDGE DRIVE (STREET ADDRESS OR ROUTE NUMBER)	P. O. BOX 14569 (STREET ADDRESS)	Map: 133-11
NASHVILLE, TENNESSEE 37211 (CITY) (STATE) (P. O. ZIP)	ST. LOUIS, MISSOURI 63178 (CITY) (STATE) (ZIP)	Par: 126

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, RODGER B. BYRD and wife, PEGGY SUE BYRD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WINFORD E. COLLINS and wife, LOUELLA COLLINS

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 Lot No. 145 on the Plan of Valley View Meadows, Section II, as of record in Book 3600, Page 60, Register's Office for Davidson County, Tennessee.

SAID Lot No. 145 fronts 87.03 feet on the easterly side of Valley Ridge Drive and extends back 166.63 feet on the northerly line and 165.0 feet on the westerly line to a dead line in the rear, measuring 61.09 feet thereon.

BEING the same property conveyed to Rodger B. Byrd by deed from Robert A. Jones and wife, Louella W. Jones, of record in Book 4608, Page 269, the said Rodger B. Byrd having conveyed a one-half interest to his wife, Peggy Sue Byrd, in Book 4870, Page 25, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is subject to restrictive covenants of record in Book 3770, Page 214, said Register's Office; easements and setback lines as set forth in the above Plan of record and taxes for the current year which have been prorated and assumed by the Grantees herein.

This is unimproved ( ) improved (XX) property, known as 3836 VALLEY RIDGE DRIVE (House Number) (Street) NASHVILLE, TENNESSEE 37211 (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 hands this 29th day of DECEMBER, 1978

Rodger B. Byrd
RODGER B. BYRD

Peggy Sue Byrd
PEGGY SUE BYRD

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 RODGER B. BYRD and wife, PEGGY SUE BYRD

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 29th day of DECEMBER, 19 78.

Commission expires 6/7/80

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

WARRANTY DEED

FROM

RODGER B. BYRD et ux

PEGGY SUE BYRD

TO

WINFORD E. COLLINS et ux

LOUELLA COLLINS

F. 0 7 7 6 6

IDENTIF. REFERENCE

JAN 3 10 23 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JAN-3 79	CONV	44,500.00			
JAN-3 79	S'TAX		B*	115.70	
JAN-3 79	PR'FEE		B*	.50	
JAN-3 79	W'DEED		B*	4.00	* 120.20

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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