FILE BOX 4

BOOK 5390 PAGE 403

79-1-49
FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $51,364.50

Stanley Collins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF JANUARY, 1979

Notary Public

MY COMMISSION EXPIRES: 10/7/79

(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
STANLEY COLLINS et ux (NAME)	SCHUMACHER MORTGAGE COMPANY, INC. (NAME)	5DU-33656
88 Benzing Road (STREET ADDRESS OR ROUTE NUMBER)	5100 Poplar Avenue, Clark Tower (STREET ADDRESS)	Map: 162-7
Antioch, Tennessee 37013 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38137 (CITY) (STATE) (ZIP)	Par: 7

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, KARL MARTIN GRAU and wife, DOROTHY E. GRAU

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO STANLEY COLLINS and wife, THERESA F. 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:

LAND in Davidson County, Tennessee, being Lot No. 78 on the Plan of Antioch Park, Section I, as of record in Book 3600, Page 96, Register's Office for said County.

SAID Lot No. 78 fronts 69.00 feet on the northwesterly side of Benzing Road and extends back 148.9 feet on the northeasterly line and 162.1 feet on the southwesterly line, to a line in the rear, on which it measures 102.69 feet.

BEING the same property conveyed to Karl Martin Grau and wife, Dorothy E. Grau by deed from William J. Procter and wife, Eva G. Procter, of record in Book 5002, Page 819, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Restrictive Covenants of record in Book 3861, Page 744, 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.

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 5002, Page 821, said Register's Office, payable according to the terms and conditions therein.

This is unimproved ( ) improved (XX) property, known as 88 Benzing Road (House Number) (Street) ANTIOCH, TENNESSEE 37013 (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 25th day of JANUARY, 1979

Karl martin Grau
KARL MARTIN GRAU

Dorothy E. Grau
DOROTHY E. GRAU

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 KARL MARTIN GRAU and wife, DOROTHY E. GRAU

the bargainors, 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 25th day of JANUARY, 1979

Commission expires 11/7/79

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
KARL MARTIN GRAU et ux
DOROTHY E. GRAU

TO
STANLEY COLLINS et ux
THERESA F. COLLINS

F. I. 1-855

IDENTIF. REFERENCE

JAN 29 2 37 PM '79

FELIX Z. WILCOX III REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

FILE BOX 4

JAN29 79 CONV 51,364.50
JAN29 79 S'TAX B* 133.64
JAN29 79 PR'FEE B* .50
JAN29 79 W'DEED B* 4.00 * 138.14