BOOK 5404 PAGE 983

# WARRANTY DEED

Attorneys - at - Law
Suite 100, Cumberland Office Bldg.
101 Cumberland Avenue
Madison, Tennessee 37115

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Charles E. Madden, Jr. et ux | Collateral Investment Company | Map 90-16 |
| (NAME) | (NAME) | |
| 530 River Rouge Drive | 2100 First Avenue, North | Parcel 162 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, TN | Birmingham, AL | 8 DA 33235 |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* Ten and no/100 ---------- ( $10.00) *Dollars,*

cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, JIMMY C. FAIR AND WIFE, PATRICIA ARLENE FAIR,

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

CHARLES E. MADDEN, JR. AND WIFE, PATTI L. MADDEN,

their *(successors), heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 666 on the Plan of Charlotte Park, Section Eleven, of record in Book 2900, pages 79 and 80, Register's Office for Davidson County, Tennessee.

Said Lot No. 666 fronts 71 feet on the northeasterly margin of River Rouge Drive and extends back 210.8 feet on the northwesterly line and 207.6 feet on the southeasterly line, to a line in the rear, measuring 71 feet thereon.

Being the same property conveyed to Jimmy C. Fair and wife, Patricia Arlene Fair, by deed from Raymond G. Stanley and wife, of record in Book 4050, page 262, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value whichever is greater, for this transfer is $ 45,000.00

Subscribed and sworn to before me, this the 8th day of March, 19 79

Affiant

My commission expires: ~~2/27/81~~ 1-18-82 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 530 River Rouge Drive, (House Number) (Street) Nashville 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*

Charles E. Madden, Jr. and Patti L. Madden, 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 *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Charles E. Madden, Jr. and wife, Patti L. Madden, their

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

*Witness* our *hand* s *this* 8th *day of* March, 19 79, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Jimmy C. Fair

Jimmy C. Fair

Patricia Arlene Fair

Patricia Arlene Fair

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* the undersigned, *a Notary Public in and for said County and State,* Jimmy C. Fair and wife, Patricia Arlene Fair

*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* Nashville *Tennessee, this* 8th *day of* March, *19* 79

Sam Shields *Notary Public*

*Commission expires* ~~2-22-81~~ 1-18-82

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* .....

6462 [illegible] BOOK

Ile Rec'd

**WARRANTY DEED**

FROM Jimmy C. Fair et ux

TO Charles E. Madden, Jr. et ux

F. I. 8325

IDENTIF. REFERENCE

MAR 14 8 49 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

**OFFICIAL RECEIPT**
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5404 PAGE 985

RECEIVED OF _____

FOR _____

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MS - MISCELLANEOUS |
| MO - MORTGAGE | MR - RELEASE | ST - STATE TAX CONVEY. |
| WD - WARRANTY DEED | UC - UNIFORM COMMERCIAL CODE | ST - STATE TAX MORT. |
| TD - TRUST & DEED | | PF - PROBATE FEES |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

45000.00- CAMT.
117.00 CSTAX
.50 PRFEE
4.00 WDEED
CHECK 121.50-
8462A03/14/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. I. 8 3 2 5

IDENTIF. REFERENCE

MAR 14 8 49 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 470070