BOOK 5415 PAGE 458 WARRANTY DEED

Map 34-6 P/O Par 3 Is

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, SUNSET PROPERTIES, a Partnership, hereinafter called the "GRANTOR", HAS BARGAINED AND SOLD, and by these presents, DO TRANSFER AND CONVEY unto MARCIA COLLIER of the City of Madison, County of Dane and State of Wisconsin, hereinafter called the "GRANTEE", a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being a tract of land in the tenth civil district of Davidson County, Tennessee, located in the southeast quadrant of the intersection of Gallatin Pike and Myatt Drive and being more particularly described as follows:
BEGINNING at the point of intersection of the easterly margin of Gallatin Pike and the northerly boundary of Rivergate Church of Christ property of record in Book 2342, page 549, Book 910, page 441, Register's Office of Davidson County, Tennessee; thence with said margin of Gallatin Pike with a curve to the right 279.16 feet to a point, said curve having a radius of 101,020.00 feet, a central angle of 00°09'30", and a tangent distance of 139.58 feet; thence, leaving said margin S 79°30' E, 55.05 feet to the southerly margin of Myatt Drive; thence, with said southerly margin S 34°30' E, 275.09 feet to a point; thence, S 33°04' E, 134.92 feet to a point; thence, with a curve to the left 26.90 feet to a point, said curve having a radius of 5774.58 feet; a central angle of 00°16', and a tangent distance of 13.45 feet; thence, leaving said margin of Myatt Drive S 57°42' W, 251.22 feet to a point in the northerly boundary of said Rivergate Church of Christ property; thence, with said boundary N 26°02' W, 160.14 feet to a point; thence N 40°46' W, 50.65 feet to a point; thence, N 56°10' W, 172.75 feet to the point of beginning, containing 110,078 square feet or 2.53 acres, more or less.

Being part of the same property conveyed to Armstrong Rubber Company by deed from Gates Rubber Company, of record in Book 4761, page 518, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to 1978 ad valorem taxes and to an easement of record in Book 4467, page 281, Register's Office for Davidson County.

This conveyance is made subject to a certain Deed of Trust dated the 12th day of November, 1976 and recorded in Book 5101, page 87, Register's Office for Davidson County, Tennessee, wherein LEONARD W. LAMBERT, and wife, HELEN L. LAMBERT, JAMES J. JEFFERS and wife, SHIRLEY A. JEFFERS, DONALD G. TAFT and wife, RITA L. TAFT, and H. WAYNE TAFT and wife, MAXINE TAFT, transferred unto EVERETT A. COVINGTON, JR., as Trustee, the within described real estate for the purpose of securing the payment of one certain promissory note dated the 12th day of November, 1976 and made payable to the order of and delivered to Security Federal Savings and Loan Association of Nashville for the principal sum of FOUR HUNDRED FIFTEEN THOUSAND DOLLARS ($415,000), which note GRANTEE herein expressly agrees to assume and pay according to the terms and conditions of said note and Deed of Trust.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever, and the GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unemcumbered

Buyers Address: 3855 E.Washington Ave.
Madison, Wi. 53704

Send Tax Bills To:
Security Federal S&L
P.O. Box 15917
Nashville, Tenn. 37215

3522 04/04 1052.30- CHECK

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unless otherwise herein set out; and the GRANTOR further covenants and binds itself, its successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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.

DATED this 20 day of March, A.D. 1979.

SUNSET PROPERTIES, a Partnership

By: Leonard W. Lambert
LEONARD W. LAMBERT

James J. Jeffers
JAMES J. JEFFERS

Donald G. Taft
DONALD G. TAFT

H. Wayne Taft
H. WAYNE TAFT

F. 2.2 1 7.2

IDENTIF. REFERENCE

APR 4 2 38 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF ILLINOIS)
COUNTY OF SANGAMON) SS.

I, Gloria G. Hodge, a Notary Public in, and for said County and State aforesaid, DO HEREBY CERTIFY, that LEONARD W. LAMBERT, JAMES J. JEFFERS, DONALD G. TAFT and H. WAYNE TAFT, being all the partners of SUNSET PROPERTIES, a Partnership, known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 20th day of March, A.D. 1979.

Gloria G. Hodge (SEAL)
Notary Public

My Commission Expires:

5-4-82

DEED PREPARED BY: Herman G. Bodewes
Attorney at Law
525 West Jefferson
P.O. Box 2117
Springfield, IL 62705

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $403,000.00

Subscribed and sworn to before me, this the 3rd day of April, 1979.

My Commission Expires: 11-26-79

Karen Ann Eggo
Notary Public

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

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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
			403068.00-	CO
			1047.80	CO TX
			.50	PRFEE
			4.00	WDEED
				CHECK 1052.30-
			3522A04/04/79 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 2 2 1 - 7. 2.

T
IDENTIF. REFERENCE

APR 4 2 38 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 674965