This instrument prepared by: Homer R. Ayers, Attorney, 223 Madison Street, Madison, Tennessee 37115

3908 05/21 113.70- CHECK

Mail

BOOK 5437 PAGE 933

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
BRIAN WARDE NYLANDER,	COLLATERAL INVESTMENT COMPANY	Map 72-4
(NAME) ET UX	(NAME)	
1423 McAlpine	2233 Fourth Avenue No.	Parcel 315
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville Tn 37216	Birmingham Alabama	15 DZ 21415
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------TEN AND 00/100----------

----------($10.00)---------- Dollars,

cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged, including the Grantees assuming a certain unpaid indebtedness of record in Book 5358, page 939, Register's Office for Davidson County, Tennessee, which Grantees promise to pay and agree to hold Grantor harmless from same,

JOSEPH R. ASHE, unmarried, hereinafter referred to as Grantor,

have this day bargained and sold, and do hereby transfer and convey unto the said BRIAN WARDE NYLANDER AND WIFE, DIANE C. NYLANDER, hereinafter referred to as Grantees, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Country Club Estates, Block "C", of record in Book 843, page 95, Register's Office for Davidson County, Tennessee.

Said Lot No. 23 fronts 100 feet on the easterly margin of McAlpine Avenue and runs back between parallel lines 175 feet to a dead line.

Being the same property conveyed to Joseph R. Ashe by deed from Patricia G. Rogers of record in Book 5415, page 832, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this tranefer is $ 41,972.93

Subscribed and sworn to before me, this the 14th day of May, 19 79.

Affiant

My commission expires: 3/15/81 (Affix Seal)

Notary Public

This is unimproved ( ) / improved (XX) property, known as 1423 McAlpine Avenue, Nashville, Tennessee
(House Number) (Street) 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 Grantees, their (successors), heirs and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Witness my hand this 14th day of May, 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.

Joseph R. Ashe

This instrument was prepared by [redacted] Attorney at Law,

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSEPH R. ASHE, unmarried, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee this 14th day of May, 1979.

Notary Public

Commission expires 3/15/81

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.....

WARRANTY DEED

FROM

JOSEPH R. ASHE

TO

BRIAN WARDE NYLANDER, ET UX

F-30218

IDENTIF. REFERENCE

MAY 21 9 44 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Commonwealth Title Agency of Nashville, Inc.
Suite 106 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115

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

BOOK 5437 PAGE 935

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
			41972.93- CO	
			109.20 CO TX	
			.50 PRFEE	
			4.00 WDEED	
			CHECK	113.70-
3908A05/21/79			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 30218

IDENTIF. REFERENCE

MAY 21 9 44 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 685008