THIS INSTR... PREPAR... ...N N. 1231, Nashville, ...

BOOK 5144 PAGE 675

42-3-30 KC

WARRANTY DEED **FORM 20 (REV. 4-69)**

For and in Consideration of the sum of TEN ($10.00) DOLLARS, cash in hand paid to us, the receipt of which is hereby acknowledged, and other valuable considerations including the assumption of and the agreement to pay the balance of an indebtedness in the original amount of TWENTY EIGHT THOUSAND THREE HUNDRED ($28,300.00) DOLLARS to COLLATERAL INVESTMENT COMPANY, which indebtedness is fully described in and secured by Deed of Trust of record in Book 4883, page 121, Register's Office for Davidson County, Tennessee,

SEND TAX BILLS TO:
COLLATERAL INVESTMENT
2233 4th Ave. N.
Birmingham, Alabama 35203

WE, DONNIE W. CHAMPION AND WIFE BETTY J. CHAMPION, GRANTORS,

have bargained and sold, and by these presents do transfer and convey unto the said

JOHN E. MILLER AND WIFE WANDA L. MILLER, GRANTEES **their heirs and assigns a certain tract or parcel of land in** DAVIDSON **County, State of Tennessee, as follows:**

LAND in the 10th Civil District of Davidson County, Tennessee;

BEGINNING at a point in the Northeasterly margin of Hamblen Drive, the common corner of Lot No.'s 54 and 16; thence with the line between said lots, Northeastwardly 155 feet to a point; thence Southwestwardly 279.1 feet to a point in the Northwestwardly margin of Graycroft Avenue; thence with the margin of same Southwestwardly 130 feet to a point the beginning of a curve, thence Westwardly around said curve with a radius of 25 feet, 39.27 feet to a point in the Northeasterly margin of Hamblen Drive; thence with the margin of same Northwestwardly 252.7 feet to the point of beginning.

BEING Lot # 54 on the Plan of Primrose Acres, Sec I, of record in Plat Book 2663, page 107, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Donnie W. Champion and wife Betty J. Champion by deed dated 1-24-78 from David L. Gill and wife Carol Lea Gill of record in Deed Book 5248, page 750, Register's Office for Davidson County, Tennessee.

THIS is improved property known as 1001 N. Graycroft, Madison, Tennessee.

THIS property is conveyed subject to restrictions of record in Book 2859 page 584, Register's Office for Davidson County, Tennessee

BOOK 5444 PAGE 676

F-32626

IDENTIF. REFERENCE

JUN 4 1 54 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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 unincumbered, except as herein set forth.

And WE do further covenant and bind OURSELVES AND OUR heirs and representatives, to warrant and forever defend the title to said land to the said GRANTEES, THEIR heirs and assigns, against the lawful claims of all persons whomsoever. A lien is expressly retained upon the property herein conveyed to secure all the deferred payments of purchase money.

Witness OUR hands, this 1ST day of June, 1979

Donnie W. Champion
DONNIE W. CHAMPION

Betty J. Champion
BETTY J. CHAMPION

ACKNOWLEDGMENT BEFORE NOTARY PUBLIC.

BOOK 5444 PAGE 677

STATE OF TENNESSEE SUMNER COUNTY

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 52,314.25, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Donnie W Champion
Affiant

Subscribed and sworn to before me, this the 1ST day of June, 19 79

Will B Vest
Notary Public

My commission expires 12-4-82

ACKNOWLEDGMENT BEFORE NOTARY PUBLIC

STATE OF TENNESSEE SUMNER COUNTY

Personally appeared before me, WILLIAM B. VEST, a Notary Public in and for said County and State, the within named DONNIE W. CHAMPION AND WIFE BETTY J. CHAMPION

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 HENDERSONVILLE Tennessee, this 1ST day of June, 19 79

My Commission Expires 12-4-82, 19

Will B Vest
Notary Public.

STATE OF TENNESSEE, COUNTY.

Register's Office, , 19

I, , Register of said County, do certify that the foregoing Deed and Certificate are registered in said office, in Book No. , page ; that they were received , 19 , at o'clock M., and entered in Note Book , Page

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

BOOK 5444 PAGE 678

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

52315.25- CO
135.98 CO TX
.50 PRFE
6.00 WDEED
CHECK 142.48-
7005A06/04/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 32626

IDENTIF. REFERENCE

JUN 4 1 54 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 688015