THIS INSTRUMENT PREPARED BY
DOZIER AND DARROW
ATTORNEYS AT LAW
18th FLOOR 3rd NATIONAL BANK
NASHVILLE, TENN. 37219

BOOK 5487 PAGE 144

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
KARL DIECKMANN ET UX	Colonial Investment Co	52-1
(NAME)	(NAME)	
221 Neely's Bend Road	2233 Florida Ave North	Part 120
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, Tennessee	Birmingham Al 35203	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of FORTY SIX THOUSAND AND NO/100----------
----------($46,000.00)----------*Dollars,*
of which $15,050.04 has been paid in cash by Karl Dieckmann and wife, Marga Dieckmann, the receipt of which is hereby acknowledged and for the remainder the said Karl Dieckmann and wife, Marga Dieckmann have assumed and agreed to pay the unpaid balance of $30,949.96 of an indebtedness in the original amount of $31,500.00 secured by Deed of Trust of record in Book 5173, page 209, Register's Office for Davidson County, Tennessee.

We, William L. Hester and Janice Gale Hester

have this day bargained and sold, and do hereby transfer and convey unto the said Karl W. Dieckmann and wife, Marga S. Dieckmann, their

~~XXXXXX~~ *heirs and assigns,*

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

Land in Davidson County, Tennessee, being the northerly part of Lot No. 5 and the northerly part of the westerly 1/2 of Lot No. 4 on the Map of Madison Realty Company's Subdivision, as of record in Book 547, page 164, Register's Office for said County.

Said parts of said lots adjoin and front together 75 feet on the northerly side of Neely's Bend Road, as widened by instrument of record in Book 1762, page 55, said Register's Office, and run back between parallel lines 182 feet, more or less, to a line in the rear.

Being the same property conveyed to William L. Hester and wife, Janice Gale Hester by deed from Third National Bank in Nashville of record in Book 5172, page 207, Register's Office for said County. The said William L. Hester and wife, Janice Gale Hester having since been divorced.

****SEE BACK

NOSOLAVO • RAY
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $46,000.00

Affiant

Subscribed and sworn to before me, this the 22nd day of August 1979

Notary Public

My commission expires ~~Jan. 15, 1983~~ My Commission Expires Jan. 15, 1983

This is unimproved ( ) improved ( ) property, known as 221 Neely's Bend Road (House Number) (Street) Madison, Tennessee 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 Karl W. Dieckmann and wife, Marga S. Dieckmann, their

~~XXXXXX~~, *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 and our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Karl W. Dieckmann and wife, Marga S. Dieckmann, their

~~XXXXXX~~, *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* S *this* 22nd *day of* August, 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.*

Janice Gale Hester

William L. Hester

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Raymond H Darrow, *a Notary Public in and for said County and State,* William L. Hester and Janice Gale Hester

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* 23rd *day of* August, *19* 79

Raymond H Darrow *Notary Public*

RAYMOND H. DARROW • NOTARY PUBLIC • DAVIDSON COUNTY, TENN.

Commission expires My Commission Expires Jan. 15, 1983

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 .....

**** The Grantee further hereby assumes the obligation of William L. Hester and Janice Gale Hester under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guarantee or insurance of the indebtedness above mentioned.

WARRANTY DEED

FROM

William L. Hester et ux

TO

Karl Dieckmann et ux

F 47923

IDENTIF. REFERENCE

AUG 23 9 27 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT

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

RECEIVED OF _____ BOOK 5487 PAGE 146

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
			46000.00- CO	
			119.60 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 126.10-	
6371	08/23/79		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 47923

IDENTIF. REFERENCE

AUG 23 9 27 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 706818