THIS INSTRUMENT WAS PREPARED BY Milton W. Smith, Jr., ATTORNEY AT LAW,
320 GALLATIN ROAD, MADISON, TENNESSEE. 37115

WARRANTY DEED

BOOK 5589 PAGE 923

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JOHN H. HYDER ET UX	COLLATERAL INVESTMENT COMPANY	MAP 43-1
(NAME)	(NAME)	
109 CAMPBELL ROAD	2100 FIRST AVE. N.	PARCEL 136
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
MADISON, TN. 37115	BIRMINGHAM, ALABAMA 35203	11D 27823
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------

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

cash in hand paid by the grantees hereinafter named and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the said grantees of the unpaid balance of the indebtedness payable to Collateral Investment Company; and secured by a deed of trust executed by Charles L. Arbogast and wife, Dorothy L. Arbogast, of record in Book 5348, page 803, Register's Office for Davidson County, Tennessee; which said unpaid balance the said grantees hereby agree to assume and promises to pay;

We, CHARLES L. ARBOGAST and wife, DOROTHY L. ARBOGAST, hereinafter called the grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said JOHN H. HYDER and wife, TAWANDA J. HYDER,

the Grantees herein, their ~~successors~~ heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being a part of the westerly 100 feet of Lot No. 30 on the Map of Bransford Realty Company's Amqui Subdivision, of record in Book 421, pages 38 and 39, Register's Office for said County, described in accordance with a survey made April 29, 1961, by Clyde D. Anderson, Surveyor, as follows:

BEGINNING at a point in the southerly margin of Campbell Road, being a common corner of Lots Nos. 29 and 30 on said plan; thence South 2° 58' West 258 feet to a point; thence South 86° 08' East 48.8 feet to a point; thence North 3° 14' East 258 feet to a point in the southerly margin of said Campbell Road; thence North 86° 08' West along said margin 50 feet to the beginning.

Being the same property conveyed to CHARLES L. ARBOGAST and wife, DOROTHY L. ARBOGAST, by deed from SAMUEL N. CHAFFIN, unmarried, of record in Book 5348, page 801, 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 $ 39,500.00

Subscribed and sworn to before me, this the 11th day of April 19 80

John H. Hyder SR
Affiant

My commission expires: 4-30-80 (Affix Seal)

Notary Public

This is improved (X) unimproved ( ) property, known as 109 Campbell Road, Madison, Tenn. 37115
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees 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 Grantees, their ~~successors~~ heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hands (This 11th *day of* April, *19* 80, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Charles L. Arbogast
(Charles L. Arbogast)

Dorothy L. Arbogast
(Dorothy L. Arbogast)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 5589 PAGE 924

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Charles L. Arbogast and wife, Dorothy L. Arbogast

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 Goodlettsville *Tennessee, this* 11th *day of* April, *19* 80

A. C. Sloan *Notary Public*

Commission expires 4-30-80

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 .....

F. 8 4 7 3 2

IDENTIF. REFERENCE

APR 11 2 24 PM '80

REGISTER
DAVIDSON COUNTY, TENN.

3574 04/11 109.20- CHECK

WARRANTY DEED

FROM
CHARLES L. ARBOGAST ET UX

TO
JOHN H. HYDER ET UX

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

RECEIVED OF _____

FOR _____ BOOK 5589 PAGE 925

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

3950[illegible].00- CO
102.70 CO TX
.50 PRFEE
6.00 MDELD
CHECK 109.20-
3074A04/11/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F-84732

IDENTIF. REFERENCE T

APR 11 2 24 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 751999