THIS INSTRUMENT WAS PREPARED BY KENNETH M. BALLEW, ATTORNEY AT LAW, 320 GALLATIN ROAD, MADISON, TENNESSEE. 37115

WARRANTY DEED

BOOK 5639 PAGE 39

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
DENNIE E. GROGAN	COLLATERAL INVESTMENT COMPANY	4D 40205
(NAME)	(NAME)	
1407 BRYAN STREET,	2100 FIRST AVENUE, NORTH	Map 53-3
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
OLD HICKORY, TENNESSEE 37138	BIRMINGHAM, ALABAMA 35203	Parcel 80
(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 grantee hereinafter named, and other good and valauble considerations, the receipt of which is hereby acknowledged,

We, MYERS E. BROWN AND FRANCES B. DENSON, hereinafter called the grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said DENNIE E. GROGAN, SINGLE,

the grantee herein, his

XXXXXXXXXXXXXXXXXXXX, *heirs and assigns,*
certain real estate in Davidson County, Tennessee, as follows:

LAND in Davidson County, Tennessee, being Lot No. 174 on the Plan of Section "C"-1 and Part of Section "C", Village of Old Hickory, of record in Book 1424, page 130, Register's Office for said County.

SAID Lot No. 174 fronts 86.0 feet on the easterly margin of Bryan Street and extends back between parallel lines 60.7 feet to a dead line.

Being the same property conveyed to MYERS E. BROWN AND FRANCES B. DENSON, by deed from RONALD D. TOLLISON and wife, BONNIE G. TOLLISON, of record in Book 5593, page 762, said Register's Office.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantee to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Collateral Investment Company, of record in Book 5084, page 595, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said grantee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $29,9[illegible]
Subscribed and sworn to before me, this the 15th day of Aug 1980
My commission expires: My Commission Expires July 17, 1983 (Affix Seal)
Affiant [signature]
Notary Public [signature]

unimproved ( )
This is improved (X) property, known as 1407 Bryan Street, Old Hickory, Tennessee 37138
(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 Grantee his XXXXXXXX, 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 Grantee his XXXXXXXX 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 15th *day of* August, 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.*

[signature] (Myers E. Brown) [signature] (Frances B. Denson)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 5639 PAGE 40

Personally appeared before me, the undersigned *, a Notary Public in and for said County and State,* Myers E. Brown and Frances B. Denson

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 Madison *Tennessee, this* 15th *day of* August, *19* 80

Myrt L. Langley *Notary Public*

Commission expires

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

6513

WARRANTY DEED

FROM

Myers E. Brown and Frances B. Denson

TO

Dennie E. Grogan, single

RETURN TO:

FELLER BROWN REALTY & AUCTION
212 Madison Street
Madison, Tennessee 37115

G 0. 3. 1. 4. 1.

IDENTIF. REFERENCE

AUG 19 9 38 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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 5639 PAGE 41

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

29950.00- CO -
77.74 CO TX
.50 PRFEE
6.00 WDEED
CHECK 84.24-
6563A08/19/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.O.3.1-4.1.

IDENTIF. REFERENCE

Aug 19 9 38 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 774612