834-122380-H

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4111 01/09 98.02- CHECK

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 35,228.52

Donald W. Grammer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF Jan. JR. 1981.

Notary Public

MY COMMISSION EXPIRES: 11/21/84

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILLIAM D. CASTLEMAN, ATTORNEY, 219 Second Ave., No. Nash. TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DONALD W. GRAMMER et ux (NAME)	COLLATERAL INVESTMENT COMPANY (NAME)	4D-3600
213 RAYON DRIVE (STREET ADDRESS OR ROUTE NUMBER)	2100 First Avenue, North (STREET ADDRESS)	Map: 44-9
OLD HICKORY, TN 37138 (CITY) (STATE) (P. O. ZIP)	Birmingham, Alabama 35203 (CITY) (STATE) (ZIP)	Par: 21

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, We, BILLY F. SHEPARD, and wife, DONNETTA L. SHEPARD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DONALD W. GRAMMER and wife, PAULA R. GRAMMER

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING Lot No. 244 on the Map of Rayon City, Old Hickory, Tennessee, of record in Book 843, Page 13, Register's Office for Davidson County, Tennessee.

SAID Lot No. 244 fronts 50 feet on the southerly margin of Rayon Drive and extends back between parallel lines 150 feet to a line in the rear measuring 50 feet thereon.

BEING the same property conveyed to Billy F. Shepard by deed from William E. Hendricks, Unmarried, of record in Book 5382, Page 8, Register's Office for Davidson County, Tennessee.

AS PART OF THE ABOVE CONSIDERATION, IT IS AGREED AND UNDERSTOOD that the above named Grantees assume and agree to pay the remaining unpaid balance of a Deed of Trust of record in Book 5172, Page 199, said Register's Office, and Deed of Trust of record in Book 5382, Page 10, Register's Office for Davidson County, Tennessee, payable according to the terms and conditions therein.

THIS CONVEYANCE is subject to any and all zoning regulations, building restrictions, and setback lines, if any, and easements and rights-of-way for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

DONNETTA L. SHEPARD, wife of the above named Billy F. Shepard, joins in this conveyance for the purpose of conveying any right and title that she may now, or at any time in the future have in said property, especially her marital rights.

unimproved ( )
This is improved (X) property, known as 213 RAYON DRIVE OLD HICKORY, TN 37138
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 hand this 31st day of December, 19 80

Donnetta L. Shepard
DONNETTA L. SHEPARD

Billy F. Shepard
BILLY F. SHEPARD

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named BILLY F. SHEPARD, and wife, DONNETTA L. SHEPARD

the 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 Nashville, Tennessee, this 21st day of December 1980

Commission expires 11/21/84

Wayne Peek
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

BILLY F. SHEPARD, et ux

DONNETTA L. SHEPARD

TO

DONALD W. GRAMMER et ux

PAULA R. GRAMMER

G 2.4.7.7.6

IDENTIF. REFERENCE

JAN 9 9 53 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Lawyers Title of Middle Tennessee, inc.

Title Guaranteed

NASHVILLE, TENN.

File Box 9

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			35228.52- CO	
			91.52 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	98.02-
4111A01/09/81			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.2.4.7.7.6

T
IDENTIF. REFERENCE

JAN 9 9 53 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 801232