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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 43,310.90

John K. McKay
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF JANUARY, 1981.

Notary Public

MY COMMISSION EXPIRES: 4-17-83

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attys. 20th Floor, First American Center, Nashville, Tenn. 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOHN W. McKAY, et ux (NAME)	COLLATERAL INVESTMENT COMPANY (NAME)	96-13
2707 Nodyne Drive (STREET ADDRESS OR ROUTE NUMBER)	2100 First Avenue, North (STREET ADDRESS)	51
Nashville, Tenn. 37214 (CITY) (STATE) (P. O. ZIP)	Birmingham, Alabama 35203 (CITY) (STATE) (ZIP)	3D-20890

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, MELVIN STANLEY SWAUGER, et ux IRENE B. SWAUGER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN W. McKAY and wife, KATHRYN L. McKAY

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:

LAND in Davidson County, Tennessee, being Lot No. 69 on the Plan of Perry Heights, of record in Plan Book 2900, page 18, Register's Office for said County.

SAID Lot No. 69, which is a corner lot, fronts 104.1 feet on the southerly margin of Nodyne Drive and fronts 127.2 feet on the easterly margin of Heney Drive, said frontages being joined by a curve having a length of 43.7 feet, and extends back 107.0 feet on the southerly line and 97.3 feet on the easterly line to a point of intersection.

BEING the same property conveyed to Melvin Stanley Swauger and wife, Irene B. Swauger by deed from Sue Walker Ransom, also known as Sue Curtistine Ransom, now known as Sue Walker Ransom Faneuff and husband, Clyde E. Faneuff, Jr., of record in Book 5070, page 76, Register's Office for Davidson County, Tennessee.

FOR and in consideration of Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, a part of which is the assumption of one certain trust deed dated September 17, 1976, and filed for record September 17, 1976, in the office of the recorder of deeds of Davidson County, Tennessee in Book 5070, page 78, and note of eve date thereby secured, in the original principal amount of $28,000.00 payable to COLLATERAL INVESTMENT COMPANY, which debt the grantee herein assumes and agrees to pay as part payment of the purchase price.

THE GRANTEE further hereby assumes the obligations of MELVIN STANLEY SWAUGER under the terms of the instruments creating the loan to idemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

This is unimproved ( ) improved (X) property, known as 2707 Nodyne Drive, Nashville, Tennessee 37214
(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 our hand s this 10th day of December, 19 80

Melvin Stanley Swauger
MELVIN STANLEY SWAUGER

Irene B. Swauger
IRENE B. SWAUGER

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STATE OF LOUISIANA
County

THE UNDERSIGNED

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named MELVIN STANLEY SWAUGER and wife, IRENE B. SWAUGER

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 LOUISIANA this 10 day of December 19 80

Commission expires w. the life

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
MELVIN STANLEY SWAUGER, et ux

IRENE B. SWAUGER

TO
JOHN W. McKAY, et ux

KATHRYN L. McKAY

PLEASE FILE BOX "7"

G 2 5 0 2 6

RUSH

IDENTIF. REFERENCE

JAN 12 3 11 PM '81

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

31/13 119.08- CHECK

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
			43310.90- CO	
			112.58 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 119.08-	
4432A01/12/81			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G25026

IDENTIF. REFEREN T

JAN 12 3 11 PM

FELIX Z. WILSON, REGIS
DAVIDSON COUNTY, T

No. 801543