Form No. WD-1

BOOK 5748 PAGE 953

FILE BOX 3

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

43,407.82

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF May, 19 81

Notary Public

MY COMMISSION EXPIRES: 1-22-84

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON – 295 PLUS PARK BOULEVARD, SUITE 3 – NASHVILLE, TN 37217

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bruce W. Busby	Collateral Investment Company	Map 52-7
(NAME)	(NAME)	
1009 Neelys Bend Road	2100 First Avenue North	Parcel 31
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, Tn. 37115	Birmingham, Al.	11D 42970
(CITY) (STATE) (P.O.ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Daniel M. Jeffus and wife, Rhonda B. Jeffus

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bruce W. Busby and wife, Jo A. Busby

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 known as Lot No. 4 of Block "A" on the unrecorded Map of Home Acres Subdivision by the Layman Foundation and described as follows:

Beginning at a point in the north margin of Neelys Bend Road at the corner of Lot Nos. 4 and 5; thence with the line between said lots northerly 269.7 feet to an iron pin; thence easterly along the back line of said Lot No. 4 for a distance of 100 feet to an iron pin; thence southerly along a line, the same being the boundary line of Lots 3 and 4 for a distance of 275 feet to an iron pin in the margin of Neelys Bend Road; thence in a westerly direction along the margin of Neelys Bend Road for a distance of 48.5 feet to an iron pin; thence northerly for a distance of 5 feet to an iron pin; thence westerly for a distance ina line for a distance of 51.5 feet to an iron pin the same being the point of beginning.

Being the same property conveyed to Daniel M. Jeffus and wife, Rhonda B. Jeffus by Deed of record in Book 5322, Page 15, Register's Office for Davidson County, Tennessee.

This conveyance, however, is subject to a certain Deed of Trust, recorded in Book 5156, Page 67, Register's Office of Davidson County, Tennessee securing a promissory note dated May 24, 1977, payable to the order of Collateral Investment Company, with a present principal balance of approximately 28,407.82, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan, if any, is hereby transferred to the Grantees herein.

This conveyance is subject to any and all zoning regulations, building restrictions, and set-back lines, if any, and easements and rights-of-way for public utilities.

This is ( ) unimproved (X) improved property, known as 1009 Neelys Bend Road, Madison, Tennessee 37115
(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 heir 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 hands this 21st day of May, 19 81

Daniel M. Jeffus, By Pike Sutherland his Attorney-in-Fact

Rhonda B. Jeffus, By Pike Sutherland her Attorney-in-Fact

Power of Attorney placed of record just prior to the recording of this Deed, Register's office this day.

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19 _____

Commission expires _____

_____
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 (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainer, and corporation, and that (he) as such _____ (they) and _____, being authorized so to do, execute 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

TO

G.A.3.1.92 FILE BOX 3

IDENTIFICATION REFERENCE

MAY 26 11 49 AM '81

FELIX Z. WILSON IS REGISTER
DAVIDSON COUNTY, TENN.

EDWARD SEDDON
ATTORNEY - AT - LAW
295 Plus Park Blvd., Suite J
Nashville, Tennessee 37217

State of Tennessee

County of Davidson

On this 21st day of May, 1981, before me personally appeared Duke Sutherland to me known to be the person who executed the foregoing instrument in behalf of Daniel M. Jeffus and Rhonda B. Jeffus, and acknowledged that he executed the same as the free act and Deed of the said Daniel M. Jeffus and Rhonda B. Jeffus, through Power of Attorney granted him by the said Daniel M. Jeffus and Rhonda B. Jeffus.

Notary Public

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

43467.52- CO
112.04 CO TX
.50 PRFEE
6.40 MOBIL
CHECK 119.34-
7456A05/26/81 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.4.3.1.92

IDENTIF. REFERENCE

MAY 26 11 49 AM '81

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 823681