THIS INSTRUMENT WAS PREPARED BY KENNETH M. BALLEW, ATTORNEY AT LAW, 333 GALLATIN ROAD, SUITE 9, MADISON, TENN. 37115

WARRANTY DEED

Made

BOOK 5768 PAGE 742

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
CHARLES A. ROWLETT ET UX	COLLATERAL INVESTMENT COMPANY	51-8-122
(NAME)	(NAME)	
123 E. DUE WEST AVENUE	2100 FIRST AVENUE, NORTH	11D-67065
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
MADISON, TN. 37115	BIRMINGHAM, ALABAMA 35203	
(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 consideration, the receipt of which is hereby acknowledged, including the assumption by the said grantees of the unpaid balance of an indebtedness payable to COLLATERAL INVESTMENT COMPANY; and secured by a deed of trust executed by Carson L. Manning III, and wife, Nina D. Manning, of record in Book 5398, page 701, Register's Office for Davidson County, Tennessee; which said unpaid balance the said grantees hereby agree to assume and promises to pay;

I, CARSON L. MANNING III, unmarried, hereinafter called the grantor,

have this day bargained and sold, and do hereby transfer and convey unto the said CHARLES A. ROWLETT AND WIFE, IRENE H. ROWLETT,

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

Land in Davidson County, Tennessee, being Lot "G" on the Plan of Due West Montague Subdivision of record in Book 421, page 152, Register's Office for said County.

Said Lot "G" fronts 100 feet on the northerly margin of East Due West Avenue, and extends back 169.5 feet on the westerly line and 163.1 feet on the easterly line, to a line in the rear measuring 100.2 feet thereon.

Being the same property conveyed to Carson L. Manning III, by deed from Edward Joseph Murray, Jr. and wife, of record in Book 5398, page 699, said Register's Office, and by decree of the forth Circuit Court for Davidson County, Tennessee by order of record in Minute Book 121B, page 1366, Clerk's Office for said County.

KENNETH M. BALLEW NOTARY PUBLIC

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 29,845.73

Subscribed and sworn to before me, this the 9 day of July 19 81

Affiant

My commission expires: 10-18-81 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 123 East Due West, Madison, Tn.
(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 ~~XXXXX~~, *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 ~~XXXXXXX~~ *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 ..... *day of* July ..... 19 81 *, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Carson L. Manning III

(Carson L. Manning III)

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Carson L. Manning III, unmarried

the within named 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 10 *day of* July, *19* 81.

Kenneth M. Gallen
Notary Public

Commission expires 10-18-81

KENNETH M. GALLEN NOTARY PUBLIC DAVIDSON COUNTY

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 .....

WARRANTY DEED

FROM
Carson L. Manning III
TO
Charles A. Rowlett et ux

G 5.0 2 0 9

IDENTIF. REFERENCE

JUL 13 8 38 AM '81

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 5768 PAGE 744

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
			89845.73- CO	
			77.48 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	58.30-
6117A07/13/81			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.S.U.2.U.S

IDENTIF. REFERENCE

JUL 13 6 38 AM '81

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 832114