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

# WARRANTY DEED

BOOK 5854 PAGE 45

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| MICHAEL A. TWEEDY ET UX | COLLATERAL INVESTMENT COMPANY | 51-7 |
| (NAME) 1101 SAUNDERS AVENUE | (NAME) 2233 FOURTH AVENUE NORTH | 29 |
| (STREET ADDRESS OR ROUTE NUMBER) MADISON, TENNESSEE 37115 | (STREET ADDRESS) BIRMINGHAM, ALABAMA 35203 | 11D-17090 |
| (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 the indebtedness payable to COLLATERAL INVESTMENT COMPANY; and secured by a deed of trust executed by Louis J. Rhodes and wife, Donna M. Rhodes, of record in Book 5020, page 917, Register's Office for Davidson County, Tennessee; which said unpaid balance the said grantees hereby agree to assume and promises to pay;

We, JAMES F. BUCHANAN, JR. AND WIFE, MARY L. BUCHANAN, hereinafter called the grantors,

*have this day bargained and sold, and do hereby transfer and convey unto the said* MICHAEL A. TWEEDY AND WIFE, TAMMY JO TWEEDY, *the Grantees herein, their (~~successors~~), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

LAND in Davidson County, Tennessee, being Lot No. 34 on the Map of Pleasant Acres, Section Four, as of record in Book 2133, page 121, Register's Office for said County.

SAID Lot No. 34 fronts 95 feet on the northeasterly margin of Saunders Drive and extends back 413.76 feet on the northwesterly line and 367.7 feet on the southeasterly line to a broken line in the rear measuring 158.01 feet thereon.

BEING the property conveyed to JAMES F. BUCHANAN, JR. AND WIFE, MARY L. BUCHANAN, by deed from ALAN R. GREGORY AND WIFE, PEGGY JEAN GREGORY, of record in Book 5273, page 103, said Register's Office.

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This conveyance is subject to restrictive covenant of record in Book 2298, page 445; said Register's Office.

KENNETH M. BALLEW NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 46,890.00

Subscribed and sworn to before me, this the 19 day of Feb 19 82

Affiant Michael A. Tweedy

My commission expires: 10-30-85 (Affix Seal)

Notary Public Kenneth M. Ballew

unimproved ( )
This is improved (X) property, known as 1101 Saunders Avenue, Madison, Tennessee 37115
(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 (~~successors~~), 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 (~~successors~~), 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.* 19th *day of* February, *19* 82..., *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James F. Buchanan, Jr.

Mary L. Buchanan

02/22 128.44 CHECK

3615

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* the undersigned
James F. Buchanan, Jr. and wife, Mary L. Buchanan *a Notary Public in and for said County and State,*

*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* Nashville *Tennessee*
*this* 19th *day of* February, *19* 82

Kenneth A. Bacon *Notary Public*

*Commission expires* 10-20-85

KENNETH A. BACON NOTARY PUBLIC DAVIDSON CO. TENN.

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* .....

G 8 0 5 2 1

**WARRANTY DEED**

FROM

JAMES F. BUCHANAN, JR. ET UX, MARY L.

TO

MICHAEL A. TWEEDY ET UX, TAMMY JO

IDENTIF. T REFERENCE

FEB 22 10 36 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

RUSH

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**

BOOK 5854 PAGE 47

RECEIVED OF _____

FOR _____

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 46650.00- | CO |
| | | | 121.94 | CO TX |
| | | | .50 | PRFEE |
| | | | 6.00 | WDEED |
| | | | | CHECK 128.44- |
| 3615A02/22/82 | | | | BAL .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 80521

IDENTIF. REFERENCE

FEB 22 10 36 AM '82

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

**No.** 868106