H 02798

IDENTIF. REFERENCE

AUG 6 9 11 AM '82

FELIX Z. NELSON II REGISTER
DAVIDSON COUNTY, TN

BOOK 5920 PAGE 515 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ SUMNER }

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

$26,000.00 Richard A. Sells
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF July 1982

W. K. Georgas, Jr.
Notary Public

MY COMMISSION EXPIRES: 4/17/83

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David E. Mead, Attorney 101 Cumberland Ave., Suite 101 Madison, Tenn. 37115
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RICHARD A. SELLS (NAME)	COLLATERAL INVESTMENT COMPANY (NAME)	Map 61-11
P.O. Box 22372 108 Virginia Avenue (STREET ADDRESS OR ROUTE NUMBER)	2233 Fourth Avenue North (STREET ADDRESS)	Parcel 150
Nashville, TN 37202 37216 (CITY) (STATE) (P. O. ZIP)	Birmingham, AL 35203 (CITY) (STATE) (ZIP)	15DZ 4650

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, GEORGE B. POPE, JR. and wife, DEBRA J. POPE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RICHARD A. SELLS and wife, DIXIE D. SELLS

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 the easterly 25 feet of Lot No. 28 and the westerly 50 feet of Lot No. 27 on the Map of George Burrus' Subdivision of Lot No. 81 of the Maplewood Home Tract, as of record in Book 421, page 178, Register's Office for said County.

SAID parts of Lots Nos. 28 and 27 front together 75 feet on the south side of Virginia Street and extend back 231.44 feet on the westerly line and 227.12 feet, more or less, on the easterly line, to a dead line, measuring 75 feet thereon.

BEING the same property conveyed to the within named Grantors by deed of record in Book 5013, Page 285, Register's Office for Davidson County, Tennessee.

SUBJECT to all restrictions and easements of record, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to the Grantees assumption of and agreement to pay the remaining balance of a certain Deed of Trust Note in the original principal amount of $15,450.00 payable to Collateral Investment Company according to the terms and conditions stated in said Note; said Note is secured by a Deed of Trust of record in Book 5013, Page 287, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 1008 Virginia Avenue, Nashville, TN 37216
(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 30th day of July, 1982.

GEORGE B. POPE, JR.: George B. Pope Jr.

DEBRA J. POPE: Debra Pope

STATE OF TENNESSEE
Davidson County
SUMNER

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named GEORGE B. POPE, JR. and wife, DEBRA J. POPE

the bargainors, 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 Hendersonville, Tennessee, this 30th day of July 1982.

Commission expires 4/17/83

W. K. Georgas, Jr. Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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

GEORGE B. POPE, JR. et ux

TO

RICHARD A. SELLS et ux

REGISTER, PLEASE RETURN TO:

WILLIAM K. GEORGAS, JR.
101 Cumberland Avenue, Suite 103
Madison, TN 37115

SERVICE TITLE
Of Middle Tennessee, Inc.
101 CUMBERLAND AVENUE, MADISON, TENNESSEE 37115

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

BOOK 5920 PAGE 517

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
			26000.00-	CO
			67.60	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	74.10-
			1779A08/06/82 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H.O. 2.7.9 8

IDENTIF. REFERENCE

AUG 6 9 11 AM '82

FELIX Z. WILSON, JR. REGISTER
DAVIDSON COUNTY, TN

No. 895185