7633

BOOK 5934 PAGE 600

WARRANTY DEED

FROM: G. Patrick Maxwell,
Grantor

TO: Hampton Stennis Little, Jr.,
Grantee

This instrument was prepared by:
Warren H. Wild, Jr.
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:
126 Postwood
Nashville, Tennessee

Send Tax Bills To:
COLLATERAL INVESTMENT CO.
2100 First Ave. No.
Birmingham, Al. 35203

Map-Parcel Numbers
103-15A-26

Field Book Numbers

8DA-60186

09/08 465.92 CHECK

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is One Hundred Seventy-Six Thousand Six Hundred Seventy-Six and 27/100 Dollars ($176,676.27).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 3RD day of September, 1982.

Notary Public

My Commission Expires: April 13, 1986

FOR AND IN CONSIDERATION OF the sum of One Hundred Seventy-Six Thousand Six Hundred Seventy-Six and 27/100 Dollars ($176,676.27) of which the Grantee has paid the sum of Four Thousand Seven Hundred Fifty and 00/100 Dollars ($4,750.00) in cash and for the remainder of which the Grantee has executed a Promissory Note in the amount of Thirty Thousand and no/100 Dollars ($30,000.00) secured by a deed of trust which deed of trust shall be subordinate to a deed of trust to Collateral Investment Company, G. Patrick Maxwell, unmarried ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said Hampton Stennis Little, Jr. ("Grantee"), his heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Being Lot No. 26 on the plan of Revised Postwood, of record in Book 5200, page 104, Register's Office for said County.
>
> Said Lot No. 26 fronts 60.0 feet on the northwesterly margin of Postwood Place, an access and public utility easement, and extends back between parallel lines 100.0 feet to Post Road.
>
> Being the same property conveyed to G. Patrick Maxwell by deed from THW Corporation of record in Book 5757, page 730 and by Quitclaim Deed from Bonnie T. Maxwell of record in Book 5850, page 181, said Register's Office.

This is improved property known as 126 Postwood Place, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs, successors, and assigns, forever.

And Grantor does covenant with the said Grantee that he is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except for:

(a) The lien for 1982 State and County taxes which have been prorated and will be paid by Grantee;

(b) The restrictive covenants, liens and other matters set forth of record in Master Deed and By-Laws of record in Book 5116, page 225 as amended in Book 5635, page 706, Register's Office for Davidson County, Tennessee;

(c) The matters set forth in the Plan of record in Book 5200, page 104, said Register's Office.

And Grantor does further covenant and bind his heirs, successors, and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs, successors, and assigns against the lawful claims of all persons whomsoever except as to those matters listed in the preceding paragraph.

Witness my hand this 1 day of Sept., 1982.

G. PATRICK MAXWELL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Robert H. Buchanan Jr., a Notary Public in and for said County and State, the within named G. PATRICK MAXWELL, the 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 seat at Nashville, Tennessee, this 1st day of Sept, 1982.

Robert H. Buchanan Jr.
Notary Public

My Commission Expires: 1-22-84

H 0 7 5 2 5

IDENTIF. REFERENCE

SEP 8 9 24 AM '82

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

MJF/6-16-82

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

RECEIVED OF _____

FOR _____

BOOK 5934 PAGE 602

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
			176676.27- CO	
			459.42 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 465.92-	
7635AU9/08/82			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 0 7 5 2 5

IDENTIF. REFERENCE
~~UCC~~

SEP 8 9 24 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 923855