WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter Jr., Atty.
254 Highlands Bldg.
Nashville, Tennessee 37027

BOOK 5949 PAGE 567

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
M/Ms. Paul E. Eschbach (NAME)	Collateral Investment Company (NAME)	72-3
1307 Greenfield Ave. (STREET ADDRESS OR ROUTE NUMBER)	2100 First Avenue North (STREET ADDRESS)	234
Nashville, TN. 37216 (CITY) (STATE) (P. O. ZIP)	Birmingham, AL. 35203 (CITY) (STATE) (ZIP)	FB# 15DZ-31910

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, WALTER C. ESSARY and wife BETTY S. ESSARY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PAUL E. ESCHBACH and wife, DEBORAH J. ESCHBACH

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 part of Lot No. 1 on the Plan of the Subdivision of part of the East Nashville Golf and Country Club Lands as of record in Plat Book 421, pages 142 and 143, Register's Office for said County, and described according to a survey of Harold F. Morris, Surveyor, dated February 25, 1971, as follows:

BEGINNING at a point in the northeasterly margin of Greenfield Avenue, 300 feet northwesterly from Golf Street; thence continuing with said Avenue, northwesterly 100 feet to the southeasterly margin of Kennedy Avenue, thence with the same, northeasterly 186.58 feet to a point; thence southeasterly 98.5 feet to a point, thence southwesterly 183 feet to the point of beginning.

Being the same property conveyed to Walter C. Essary and wife, Betty S. Essary by deed from Charles N. Vandeventer and wife, Sadie B. Vandeventer of record in Book 5378, page 220, said Register's Office.

This conveyance is made subject to all matters appearing on the Plan of record in Plat Book 421, pages 142 and 143, said Register's Office.

As part of the consideration for this transfer, the grantee(s) herein assume and agree to pay, the principal balance now due, plus future interest on a certain note, dated November 21, 1975, in the original principal sum of $28,700.00, payable to Collateral Investment Company in monthly installments, including interest as set forth in said note, and being secured by deed of trust of record in Book 4983, page 345, said Register's Office.

unimproved ( )
This is improved (XX) property, known as 1307 Greenfield Avenue Nashville, Tennessee 37216

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 11th day of October, 19 82

Walter C. Essary
WALTER C. ESSARY

Betty S. Essary
BETTY S. ESSARY

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named WALTER C. ESSARY and wife, BETTY S. ESSARY the bargainor ____, 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, this 11th day of October, 19 82.

My commission expires 1-20-85 Notary Public

STATE OF TENNESSEE
COUNTY OF ____

Before me, the undersigned, 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 as such ____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said ____ as such ____.

Witness my hand and official seal, at ____,
this ____ day of ____, 19____.

____ Notary Public

Commission expires ____.

3826

H I 2 4 3 3

IDENTIF. REFERENCE

Oct 13 10 45 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,788.46

Paul E. Eschbach
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF October, 19 82

MY COMMISSION EXPIRES: 1-20-85 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

WALTER C. ESSARY and wife,

BETTY S. ESSARY

TO

PAUL E. ESCHBACH and wife,

DEBORAH J. ESCHBACH

First Title & Escrow Company, Inc.
P.O. Box 926
256 Highland Building
BRENTWOOD, TENNESSEE 37027-0926

File Box 38

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

RECEIVED OF _____

FOR BOOK 5949 PAGE 569

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
			45766.46-	CO
			119.08	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	125.58-
			3826A 10/13/82 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 12433

IDENTIF. REFERENCE

OCT 13 10 45 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 904519