FORM NO. WD-1

BOOK 5976 PAGE 521

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 29,711.77

Everett D. Brewer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF December, 19 82.

Notary Public

MY COMMISSION EXPIRES: 1-1986

(AFFIX SEAL)

This instrument prepared from information furnished by the parties.

THIS INSTRUMENT WAS PREPARED BY
I. Dyke Tatum, Attorney, Suite 200, Realtors Bldg., 306 Gay St., Nashville, TN

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Everett Brewer (NAME)	Collateral Investment Company (NAME)	1SD2-S3440
2730 Bobby Avenue (STREET ADDRESS OR ROUTE NUMBER)	2100 First Avenue, North (STREET ADDRESS)	73-1-112
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Birmingham, Alabama 35203 (CITY) (STATE) (ZIP)	

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, GARY L. DUNCAN and wife, DARLENE DUNCAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO EVERETT BREWER and wife, LINDA BREWER

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:

LAND in Davidson County, Tennessee, being Lot No. 48 on the map of Happy Valley, Section "C", described according to a survey by Z. J. Wilkinson, Surveyor, and further described by a survey of Southern Land and Associates, dated 8/14/78 as follows:

BEGINNING at a point on the southeasterly margin of Bobby Avenue located northwestwardly 775 feet, more or less, from the intersection of the southeasterly margin of Bobby Avenue and the northeasterly margin of Cooper Lane, said point also being the northeasterly corner of Lot No. 47 as conveyed to Benny T. Houchin, et ux, by deed from Charles E. Evans, et ux, of record in Book 5015, page 278, Register's Office for said County; thence, with Houchin's northeasterly property line southeastwardly 140 feet to a point on the northwesterly rear line of Lot No. 6 on the plan of Virginia Manor, of record in Book 1835, page 22, said Register's Office; thence, with the northwesterly rear lines of Lots Nos. 6 and 5, Virginia Manor, northeastwardly 100 feet, to the southwesterly corner of Lot No. 49 on the Map of Happy Valley, Section "C", as conveyed to Nell Bowen by deed from Logan Allman Harris, et ux, of record in Book 3896, page 839, said Register's Office; thence, with Bowen's southwesterly property line northwestwardly 140 feet to a point on the southeasterly margin of Bobby Avenue; thence, with the southeasterly margin of Bobby Avenue, southwestwardly 100 feet to the point of beginning.

BEING the same property conveyed to Gary L. Duncan and wife, Darelene C. Duncan by deed from Don Atkins and Sandra Atkins of record in Book 5330, page 469, Register's Office for Davidsion County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee's to assume the unpaid balance of a first mortgage Deed of Trust to Collateral Investment Company of record in Book 5330, page*

unimproved ( )
This is improved (X) property, known as 2730 Bobby Avenue, Nashville, Tennessee
(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 7th day of December, 19 82

Gary L. Duncan Darlene Duncan

* 471, Resiger's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

STATE OF TENNESSEE
Davidson County

BOOK 5976 PAGE 522

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named GARY L. DUNCAN and wife, DARLENE DUNCAN

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 Nashville, Tennessee, this 7th day of December 19 82

Commission expires 1-19-86

Notary Public

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

5027 12/13 33.72- CHECK

WARRANTY DEED

FROM

GARY L. DUNCAN ET UX

TO

EVERETT BREWER ET UX

I. DYKE TATUM, Attorney
Suite 200, Realtors Buidling
306 Gay Street
Nashville, Tennessee 37201

H 2 1 2 1 9

IDENTIF. REFERENCE

DEC 13 11 47 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____ BOOK 5976 PAGE 523

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
			$9711.77- CO	
			77.22 CO TX	
			.50 PRFEE	
			6.00 MISC	
			CHECK	33.72-
			[illegible]	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 2 1 2 1 9

IDENTIF. REFERENCE

DEC 13 11 47 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 915320