FORM NO. WD-1

BOOK 6123 PAGE 598

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$61,385.20 × Albert S. Ware Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF August, 1983.

Gary B. Fisher
Notary Public

MY COMMISSION EXPIRES: 1-20-84
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

GARY B. FISHER, ATTORNEY AT LAW, 494 BELL ROAD, NASHVILLE, TN 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Albert S. Ware, Jr. (NAME)	Collateral Investment Co. (NAME)	150-1
2706 Priest Lake Drive (STREET ADDRESS OR ROUTE NUMBER)	2100 First Avenue North (STREET ADDRESS)	8
Nashville, TN 37217 (CITY) (STATE) (P. O. ZIP)	Birmingham, AL 35203 (CITY) (STATE) (ZIP)	2D-41090

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 H. Matthews, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Albert S. Ware, Jr. et ux Lois F. Ware

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. 277 on the plan of Edge-O-Lake Estates Subdivision Section I, as of record in Book 3600, Page 43, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to George H. Matthews, Jr. et ux Betty S. Matthews, from Charles Raymond Smith, Jr., et ux Mary E. Smith by Deed of record in Book 5518, Page 318, and now vested in George H. Matthews, Jr. by Deed from Betty S. Matthews, of record in Book 6078, Page 845, said Register's Office.

This conveyance is subject to a certain Deed of Trust securing the payment of a promissory note to Collateral Investment Company of record in Book 5518, Page 331, said Register's Office with a present unpaid balance of approximately $53,385.20, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to Grantee.

This conveyance is subject to any and all existing restrictions and easements of record.

This is improved (X) unimproved ( ) property, known as 2706 Priest Lake Drive, Nashville, TN 37217
(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 my hand this 25th day of August, 1983

George H. Matthews, Jr.

STATE OF TENNESSEE
Davidson County

BOOK 6123 PAGE 599

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named George H. Matthews, Jr.,

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 25th day of August 1983

Commission expires 1-22-84

Gary B Fisher
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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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 H. Matthews, Jr.

TO
Albert S. Ware, Jr. et ux
Lois E. Ware

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

H 6 9 6 7 7

IDENTIF. REFERENCE

AUG 26 12 13 PM '83
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6123 PAGE 600

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		PR FEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

61365.20- CO
159.64 CO TX
.50 PRFEC
6.00 WDETD
CHECK 166.14-
2775A08/26/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 6.9 6 7.7

IDENTIF. REFERENCE

AUG 26 12 13 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 974208