THIS INSTRUMENT PREPARED BY: Vicky V. Klein, Attorney at Law
907 Two Mile Parkway, Building E
Goodlettsville, TN 37072

BOOK 6233 PAGE 781

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JESSE RAY BALDWIN, ET UX (NAME)	COLLATERAL INVESTMENT COMPANY (NAME)	Map 51-7
1209 Saunders Avenue (STREET ADDRESS OR ROUTE NUMBER)	2100 First Avenue, North (STREET ADDRESS)	Parcel 77
Madison, TN 37115 (CITY) (P. O. ZONE) (STATE)	Birmingham, AL 35203 (CITY) (ZONE) (STATE)	11D 17135

FOR AND IN CONSIDERATION of the sum of ----------TEN AND NO/100----------
----------($10.00)---------- *Dollars,* cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged,

MARGARET H. PERKINS, now being MARGARET H. BEAVER, Unmarried, hereinafter referred to as Grantor, has

~~have~~ *this day bargained and sold, and do hereby transfer and convey unto the said*

JESSE RAY BALDWIN AND WIFE, MINNIE D. BALDWIN, hereinafter referred to as

Grantees, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 63 on the Plan of Oakland Acres, Section VII, as of record in Book 2663, page 108, said Register's Office, described as follows:

Said Lot No. 63 fronts 160 feet on the easterly side of Saunders Avenue, and extends back 285.2 feet on the northerly line and 185.3 feet on the southerly line, to a dead line in the rear on which it measures 238.7 feet.

Being the same property conveyed to Margaret H. Perkins, by deed from H. T. Johnson, Jr., and wife, Nancy N. Johnson, of record in Book 4359, page 196, Register's Office for Davidson County, Tennessee; the said Margaret H. Perkins now being Margaret H. Beaver, unmarried.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 91,000.00
Subscribed and sworn to before me, this the 14, day of February 19 84
Affiant Jesse Ray Baldwin
My commission expires: 4/21/85 (Affix Seal) Notary Public Carolyn F. Waddey

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

unimproved ( )
This is improved (X) property, known as 1209 Saunders Avenue, Madison, TN 37115
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said
Grantees,
their *(successors),*
heirs and assigns forever I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantees,
their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness my *hand this* 14 *day of* February, *19* 84, *the corporate party, if any, having caused its name to be signed hereto by the duly authorized officers on said day and date.*

Margaret H. Beaver

02/21 243.10- CHECK

4210

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARGARET H. PERKINS, now being MARGARET H. BEAVER

the within named bargainor ....., with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Goodlettsville Tennessee, this 14 day of February, 19 84.

Carolyn J. Waddey Notary Public

Commission expires 4/21/85

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

Witness my hand and seal, at office in .....,
this ..... day of ....., 19 .....

..... Notary Public

Commission expires .....

NOTARY PUBLIC AT LARGE STATE OF TENN.

WARRANTY DEED

FROM

MARGARET H. BEAVER

TO

JESSE RAY BALDWIN, ET UX

IDENTIFICATION REFERENCE

FEB 21 8 54 AM '84

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN

103945

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OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

91000.00- CAMT.
236.60 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 243.10-
421 0A02/21/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 0 3 9 4 5

IDENTIF. REFERENCE

FEB 21 8 54 AM '84

REGISTER
DAVIDSON CO., TN

No. 14381