ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
CALVIN MILLRANEY	COLLATERAL INVESTMENT COMPANY	73-12
(NAME) 2405 RIDGELAND DRIVE	(NAME) 2100 FIRST AVENUE NORTH	1 2 30 Jst
(STREET ADDRESS OR ROUTE NUMBER) NASHVILLE, TN. 37214	(STREET ADDRESS) BIRMINGHAM, AL. 35203	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED BOOK 6303 PAGE 11

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,

DAVID S. OSTER AND WIFE, LINDA J. OSTER, HEREINAFTER CALLED THE GRANTORS

have bargained and sold, and by these presents do transfer and convey unto the said CALVIN MILLRANEY, A SINGLE PERSON

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows:

BEING LOT NO. 234 ON THE PLAN OF SUNSET VIEW, SECTION 2, AS OF RECORD IN PLAN BOOK 2663, PAGE 52, SAID REGISTER'S OFFICE.

SAID LOT NO. 234 FRONTS 100 FEET ON THE SOUTHERLY SIDE OF RIDGELAND DRIVE AND EXTENDS BACK 151.0 FEET ON THE WESTERLY LINE AND 202.1 FEET ON THE EASTERLY LINE TO A BROKEN LINE IN THE REAR MEASURING 98.2 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO DAVID S. OSTER AND WIFE, CAROL A. OSTER BY DEED FROM REGINALD DOWLEN, JR. AND WIFE, JUDY K. DOWLEN, AS OF RECORD IN BOOK 5660, PAGE 331 AND RE-RECORDED IN BOOK 5671, PAGE 671, SAID REGISTER'S OFFICE & TO DAVID S. OSTER BY QUITCLAIM DEED FROM CAROL A. OSTER, OF RECORD IN BK. 5951, PG. 363, THEY HAVING DIVORCED. THE GRANTEES HEREIN ASSUME AND PROMISE TO PAY AN OBLIGATION EVIDENCED BY AN INSTRUMENT OF RECORD IN BOOK 5660, PAGE 334 AND RE-RECORDED IN BOOK 5671, PAGE 673, SAID REGISTER'S OFFICE.

THE ESCROW ACCOUNT AS IT RELATES TO THIS PROPERTY IS HEREBY TRANSFERRED TO THE GRANTEES AS IS THE HAZARD INSURANCE.

unimproved ( )
This is improved (X) property, known as 2405 RIDGELAND DRIVE
(House Number) (Street)
NASHVILLE, TN.
(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 2ND day of OCTOBER, 19 84.

DAVID S. OSTER

LINDA J. OSTER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

6198 12

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named DAVID S. OSTER AND WIFE, LINDA J. OSTER

the bargainor S, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

Witness my hand and official seal at NASHVILLE, TN. this 2nd day of OCTOBER, 19 84.

My commission expires 10-21-84 Notary Public Willie V. Trabue

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ to be the _____ and _____ respectively of _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as _____ and attesting the same by the said _____ as _____.

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

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 62,242.42 This is equal to or greater than the property would bring at a fair and voluntary sale.

Calvin Millraney

Sworn to and subscribed before me this 2ND day of OCTOBER, 1984.

My commission expires 10-21-84 Notary Public Willie V. Trabue

This instrument was prepared by:

WILLIAM G. TRABER, ATTORNEY, 107 DONELSON PIKE, NASHVILLE, TENNESSEE 37214T

Name | Address

WARRANTY DEED

FROM DAVID S. OSTER ET UX

TO CALVIN MILLRANEY

BROKERS ESCROW SERVICE
107 DONELSON PIKE
NASHVILLE, TENN. 37214
885-0223

FILED FOR RECORD
DAVIDSON COUNTY, TN
REGISTER

Oct 5 1 52 PM 84

TAX
IDENTIFICATION
REFERENCE

15481 2

mail to:
William G. Traber
P. O. Box 140655

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

RECEIVED OF _____

FOR _____

BOOK 6393 PAGE 13

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

62242.42- CAMT.
161.72 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 163.22-
6577A10/05/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

154812

IDENTIF. REFERENCE

OCT 5 1 52 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0074927