This instrument prepared by Douglas R. Berry, Attorney, 917 Two Mile Parkway, P.O. Box 976, Goodlettsville, TN 37072

# WARRANTY DEED

BOOK 6850 PAGE 215

THIS INSTRUMENT PREPARED BY
**DOUGLAS R. BERRY**
ATTORNEY
917 TWO MILE PARKWAY
P.O. BOX 976
GOODLETTSVILLE, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 57,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April, 19 86.

Notary Public

MY COMMISSION EXPIRES: October 19, 1986

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
|---|---|---|
| BENNIE L. DEMPSEY, et ux (NAME) | COLLATERAL INVESTMENT COMPANY (NAME) | 21 |
| 4182 Knipfer Road (STREET ADDRESS OR ROUTE NUMBER) | 2100 First Avenue North (STREET ADDRESS) | 233 |
| Joelton, Tennessee 37080 (CITY) (STATE) (P.O. ZIP) | Birmingham, Alabama 35203-4202 (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, JOE L. WALL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BENNIE L. DEMPSEY and wife, IMOGENE J. DEMPSEY

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 the 14th Civil District of Davidson County, Tennessee, described as follows:

Beginning at a nail in the centerline of Knipfer Road, the southwest corner of the property conveyed to James O. Fuqua, Jr. and wife, in a deed of record in Book 6831, page 392, Register's Office for Davidson County, Tennessee; thence South 86° East 225.0 feet to an iron pin; thence North 4° East 113.0 feet to an iron pin; thence South 86° West 475.0 feet to an iron pin; thence South 6° 53' West 228.1 feet to an iron pn; thence North 86° West 643.0 feet to an iron pin; thence North 22° West 100.0 feet to an iron pin; thence North 0° 05' West 25.0 feet to the point of beginning.

Being part of the same property conveyed to Joe L. Wall by deed from Thomas Edward Mrzena, Jr. and wife, Patricia I. Mrzena, of record in Book 6741, page 443, Register's Office for Davidson County, Tennessee.

Deborah L. Wall, spouse of the said Grantor, joins in this deed for the purpose of conveying any interest she may have in the said property.

unimproved ( )
This is improved (X) property, known as 4182 Knipfer Road, Joelton, Tennessee 37080
(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 30th day of April, 19 86

Joe L. Wall
JOE L. WALL

Deborah L. Wall
DEBORAH L. WALL

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joe L. Wall and Deborah L. Wall

the bargainor S, 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 Goodlettsville, Tennessee, this 30th day of April, 1986.

Commission Expires October 19, 1986

Jane A. Durrer, Notary Public.

STATE OF

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 purpose 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 , Tennessee.

on this the day of , 19

My commission expires

Notary Public

98457

IDENTIFICATION REFERENCE

MAY 7 11 31 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**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 |
|---|---|---|---|---|

57900.00- CAMT.
150.54 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 157.04-
:1270A05/07/86 BAL .00

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

98457

IDENTIFICATION REFERENCE

MAY 7 11 31 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No. 245170**