BOOK 6951 PAGE 197

New Owner:
Minos L. FletcherIV
2710 Sharondale Ct.
Nashville TN 37215

Send Tax Statements To:
Collateral Investment
2100 First Avenue N.
Birmingham, AL 35203

Mortgage Company:
Collateral Invest
2100 1st Ave. N.
Birmingham, AL

PREPARED BY:
YOUNG & WOODARD
408 Main Street
Franklin, TN

Map Parcel
117-3
PAR 82 tlw

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Sixty-Five Thousand Five Hundred ($65,500.00) Dollars, cash in hand paid by the hereinafter named Grantee, MINOS L. FLETCHER IV, including the assumption by the said Grantee of payment of the balance due on the indebtedness evidenced by a certain promissory note dated March 15, 1978, payable to the order of COLLATERAL INVESTMENT COMPANY and secured by a Deed of Trust of record in Book 5263, page 89, Register's Office of Davidson County, Tennessee and payable in installments as provided therein with interest as provided therein, I, SANDRA ROBERTS, a single person, have this day bargained and sold and by these presents do hereby transfer and convey unto MINOS L. FLETCHER IV, a single person, his heirs and assigns, the following described land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being part of Lot No. 10 on the plan of Hillsboro Circle, of record in Book 1130, page 15, Register's Office for said County.

Said Lot No. 10 fronts 75.9 feet on the northerly margin of Sharondale Court and extends back 109.9 feet on the easterly line and 108.8 feet on the westerly line to a dead line at the southerly margin of the property conveyed to the State of Tennessee by deed from Hettie Lee Maxie, of record in Book 4755, page 77, said Register's Office, and measuring 61.3 feet thereon.

IDENTIFICATION REFERENCE

AUG 15 2 47 PM '86

FELIX A. POLK, JR., REGISTER
DAVIDSON COUNTY, TN

3 2 3 3 6

Being the same property conveyed to Sandra Roberts by Deed of Wayne F. Murphy, Jr. and wife, Mary L. Murphy, of record in Book 5360, page 447, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said parcel or tract of land, with the improvements and appurtenances thereunto belonging to the said Grantee, his heirs and assigns, forever.

AND I DO covenant with the Grantee, that I am lawfully seized and possessed of said land, in fee simple, have a good right to convey it, and that the same is unencumbered, except as follows:

1. 1986 Metro Davidson County taxes which have been prorated and will be paid by Grantee when due.

2. Subject to Plan of Hillsboro Circle, a plat of which is of record in Plat Book 1130, page 15, Register's Office of Davidson County, Tennessee, which indicates a thirty (30) foot minimum building setback line and a ten (10) foot public utility easement on the east line of lot.

3. Subject to Deed of Trust of record in Book 5263, page 89, Register's Office of Davidson County, Tennessee, wherein Wayne F. Murphy, Jr., and wife, Mary L. Murphy, conveyed the property in trust to secure the payment of a promissory note, dated March 15, 1978, in the principal sum of $26,150.00 and payable according to the tenor and conditions thereof. (Collateral Investment Company.) The Purchaser, by the execution of this Deed, signifies that they are taking title to the said property subject to the mortgage and are not assuming the payment of the Collateral Investment Company's note. The Purchasers have read the Deed of Trust which secures the payment of said note and acknowledge that they understand the terms and conditions of said instrument.

AND I DO FURTHER covenant and bind myself, my 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.

WITNESS my hand this 1st day of August, 1986.

Sandra Roberts

SANDRA ROBERTS

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named SANDRA ROBERTS, the Bargainor, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin Tennessee, this 1st day of August, 1986,

NOTARY PUBLIC

My Commission Expires:

5/1/90

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STATE OF TENNESSEE

COUNTY OF WILLIAMSON

The actual consideration for this transfer or value of property transferred is $65,500.00. This is equal to or greater than the property transferred would bring at a fair an voluntary sale.

AFFIANT

Sworn to and subscribed before me this 1st day of August, 1986.

NOTARY PUBLIC

My Commission Expires:

5/1/90

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
			6500.00- CONT.	
			103.40 RSTX	
			.50 PRFE	
			12.00 MTE	
			RMTX 135.90-	
			0898ACC/15/86 REL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

32336

IDENTIFICATION REFERENCE

AUG 15 2 47 PM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 283966