Prepared by:
JAMES H. HILL, Attorney
310 Gallatin Road, South
Madison Tn. 37115

BOOK 7053 PAGE 96

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Alfred A. Baltz Jr. (NAME)	Collateral Investment Co. (NAME)	Map 51-03
805 Chadwell Drive (STREET ADDRESS OR ROUTE NUMBER)	2100 First Avenue North (STREET ADDRESS)	Parcel 80
Madison, Tn 37115 (CITY) (STATE) (ZIP)	Birmingham, Alabama 35203-4202 (CITY) (STATE) (ZIP)	11D-13820

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

CHARLOTTE CROSSLIN, Executrix of the Estate of D. E. Pendleton, deceased, Grantor

has ~~XXXX~~ does *hereby bargained and sold, and ~~dx~~hereby transfer and convey unto the said*

ALFRED A. BALTZ, JR., Grantee,

his *the Grantees herein, ~~his~~ (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

LAND in Davidson County, Tennessee, being Lot No. 108 on the Plan of Section II, Pleasant Acres, as of record in Book 2133, page 75, Register's Office for said County.

SAID Lot No. 108 fronts 100 feet on the southerly side of Chadwell Drive and runs back 137 feet on the easterly line and 168.37 feet on the westerly line, to a dead line measuring 105.3 feet thereon.

BEING the same property as conveyed by Warranty Deed from Thelma Parks, a widow, to D. E. Pendleton and wife, Bertha P. Pendleton, as of record in deed Book 4408, page 296, Register's Office for Davidson County Tennessee.

The said D. E. Pendleton and wife, Bertha P. Pendleton having since died, and Bertha P. Pendleton predeceased D. E. Pendleton. Said deed being executed by Charlotte Crosslin, Executrix, as provided for under the Last Will and Testament of D. E. Pendleton, as of record in Will Book 152, page 126, Probate Court Clerk's Office, Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 2204, page 47, and building setback lines and easements as contained in Book 2133, page 75 all R.O.D.C.T.

Carol Ann Crosslin and Carl Crosslin, Jr., join in, sign and executes this deed as Devisees u/w of D.E. Pendelton, Deceased, and by so doing they convey all of their right, title and interest, in and to said property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 49,900.00

Subscribed and sworn to before me this the 26th *day of* November *19* 86

My commission expires: 11-12-89 *(Affix Seal)*

Affiant Alfred A Baltz

Diana L Whitworth
Notary Public

unimproved ( )
This is improved (X) property, known as 805 Chadwell Drive, Madison, Tennessee
(House Number) (Street) P.O. Address: (City or Town)

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

We further covenant and bind ourselves, our 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.

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 26th *day of* December *19* 86 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Carol Ann Crosslin

Carl Crosslin, Jr.

Charlotte Crosslin
Exec. of Estate of D.E. Pendleton

CHARLOTTE CROSSLIN, Executrix of the Estate of D. E. Pendleton, Deceased

STATE OF TENNESSEE .
COUNTY OF DAVIDSON

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Personally appeared before me the undersigned, a Notary Public in and for said County and State CHARLOTTE CROSSLIN, Executrix of the Estate of D. E. Pendleton, Deceased, and Carol Ann Crosslin and Carl Crosslin, Jr., Devisees the within named bargainors, 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 _____ Tennessee, this 26th day of November, 19 86

Diana L. Montgomery
Notary Public

Commission expires 11-12-89

NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

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 (or proved to me on the basis of satisfactory evidence), 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 _____

WARRANTY DEED

CHARLOTTE CROSSLIN, Executrix of the Estate of D. E. Pendleton, Deceased,

FROM

TO

ALFRED A. BALTZ, JR.

IDENTIFICATION REFERENCE

Dec 1 9 47 AM '86

6 7 7 3 6

Mail
Stewart & Black, Atty
323 Merchants St
Mailroom

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

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

49'0 .'9- CAPT.
139.72 RGTN
.50 RPFF
6.00 MORT
CHECK 146.22-
10?4N12/01/86 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

67736

IDENTIFI REFERENCE

DEC 1 9 47 AM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No.16910