File in Box # 4
#87-6-21

FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $47,250.00

William David Griggs
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17th DAY OF June, 19 87.

Notary Public

MY COMMISSION EXPIRES: February 19, 1988
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foley & Weiss, Attorneys, 1 Church St. Bldg. Suite 500, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE	MAP-PARCEL NUMBERS
William David Griggs (NAME)	Collateral Mortgage, Ltd. (NAME)	Map 61-15
1203 McAlpine Avenue (STREET ADDRESS OR ROUTE NUMBER)	2100 First Avenue North (STREET ADDRESS)	Parcel 61
Nashville, Tennessee 37216 (CITY) (STATE) (P. O. ZIP)	Birmingham, Alabama 35203 (CITY) (STATE) (ZIP)	FB #15DZ-21660

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, Charles E. Smith, Jr. and Steven W. Smith

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William David Griggs and wife, Theresa A. Griggs

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 Davidson County, being Lot No. 15 on the Plan of Kennedy & Graves, Plan of Monte Vista of record in Book 421, Page 143, Register's Office for Davidson County, Tennessee.

Said Lot No. 15 fronts 113.1 feet on the northerly side of McAlpine Avenue, formerly Alpine Avenue, and extends back between parallel lines 388.5 feet to a dead line.

BEING part of the same property conveyed to Charles E. Smith and wife, Gayther Carney Smith, by Deed from Katherine Balkman, of record in Book 1409, Page 16, Register's Office for Davidson County, Tennessee. They having since died, she having predeceased him and under the will of Charles E. Smith. Sr., of record in Will Book 155, Page 340, Probate Court Clerk's Office for said County, the property was devised to Charles E. Smith, Jr., and Steven W. Smith. Jr.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Linda M. Smith and Geneva A. Smith, the wives of Charles E. Smith, Jr. and Steven W. Smith join in the execution of this instrument for the purpose of releasing any and all rights that they may have or be entitled to in the above described property, especially their martial rights.

This is (unimproved (X) improved ( )) property, known as 1203 McAlpine Avenue, Nashville, Tennessee 37216
(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 their hands this 17th day of June, 19 87

Charles E. Smith, Jr.
Charles E. Smith, Jr.

Steven W. Smith
Steven W. Smith

Linda M. Smith
Linda M. Smith

Geneva A. Smith
Geneva A. Smith

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, ~~Jonathan J. Foley, Jr.~~, a Notary Public in and for said County and State, the within named ~~Charles E. Smith, Jr. and Steven W. Smith~~, Linda M. Smith and Geneva A. Smith

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, Tennessee, this 17th day of June, 19 87.

Notary Public

Commission Expires ~~February 19, 1988~~

NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM
Charles E. Smith, Jr. and Steven W. Smith

TO
William David Griggs and wife, Theresa A. Griggs

FOLEY & WEISS
ATTORNEYS AT LAW
SUITE 500
ONE CHURCH STREET BUILDING
NASHVILLE, TENNESSEE 37201

37-9-209

IDENTITY REFERENCE

Jan 13 1 13 PM '87

DAVIDSON COUNTY

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

47250.00- CAPITAL
132.16 COUNTY
.50 PROBATE
6.00 MORTGAGE
CHECK 133.66-
0980A06/10/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

37926

IDENTIFICATION REFERENCE

JUN 18 4 13 PM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 95251