# WARRANTY DEED

File No: 00278512

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Morgan J. Wills | Collateral Mortgage LTD | Map 104-11 |
| [NAME] | [NAME] | |
| 2513 Barton Avenue | 1900 Crestwood Blvd. | Parcel 249 |
| [STREET ADDRESS OR ROUTE NUMBER] | [STREET ADDRESS] | |
| Nashville, TN 37212 | Birmingham, AL 35210 | |
| [CITY] [STATE] [ZIP] | [CITY] [STATE] [ZIP] | |

FOR AND IN CONSIDERATION of the sum of Ten and 00/100----------($10.00) Dollars, cash in hand paid by Grantee(s) and other good and valuable consideration accepted as cash the receipt and sufficiency of which are hereby acknowledged.

James R. Nolan, unmarried and Barbara K. Breen, unmarried

have this day bargained and sold, and do hereby transfer and convey unto the said Morgan J. Wills, unmarried

the Grantees herein, their (successors), heirs and assigns, certain real estate in DAVIDSON County Tennessee, as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

STATE OF Tennessee } The actual consideration or value which ever is greater,
COUNTY OF Davidson } for this transfer is $ 285,000.00

Subscribed and sworn to before me, this the 29TH day of FEBRUARY, 19 95

Affiant

Notary Public

My Commission Expires: 11/10/97 [Affix Seal]

Linda V. Jones

unimproved ( )

This is improved ( X ) property known as 2513 Barton Avenue, Nashville
[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 covenants that we are lawfully seized and possessed of real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, out 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 29TH day of FEBRUARY, 19 96, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

James R. Nolan

James R. Nolan

Barbara K. Breen

Barbara K. Breen

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me Linda V. Jones, a Notary Public in and for said County and State James R. Nolan, unmarried and Barbara K. Breen, unmarried

the within named 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 Davidson COUNTY, Tennessee, this 29TH day of FEBRUARY, 19 95.

Linda V. Jones
Notary Public

Commission expires 11/10/97

NOTARY PUBLIC LAROE WILSON CO. TENN.
STATE OF
COUNTY OF
LINDA V. JONES

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 _____ 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 _____

THIS INSTRUMENT WAS PREPARED BY:

JOSEPH B. PITT, JR., ATTORNEY
315 DEADERICK STREET, SUITE 105
NASHVILLE, TN 37238-0105

**WARRANTY DEED**

**FROM**

_____

**TO**

_____

_____

Compliments of
**Chicago Title Insurance Company**
First Floor - First American Center
Phone 225-4631
NASHVILLE, TENNESSEE 37238

Exhibit "A"

Land in Davidson County, Tennessee, being the northerly 150 feet of Lot No. 62 on the Map of Bransford Realty Company's Subdivision of the Edgar Jones Home Place, as of record in Book 421, page 7, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 62 fronts 60 feet on the southerly side of Barton Avenue and runs back between parallel lines 150 feet.

Being the same property conveyed to James R. Nolan and Barbara K. Breen, both single persons, as tenants in common, by deed from Bob J. Golter and spouse, Helen Hall Golter, of record in Book 9376, page 281, Register's Office for Davidson County, Tennessee.

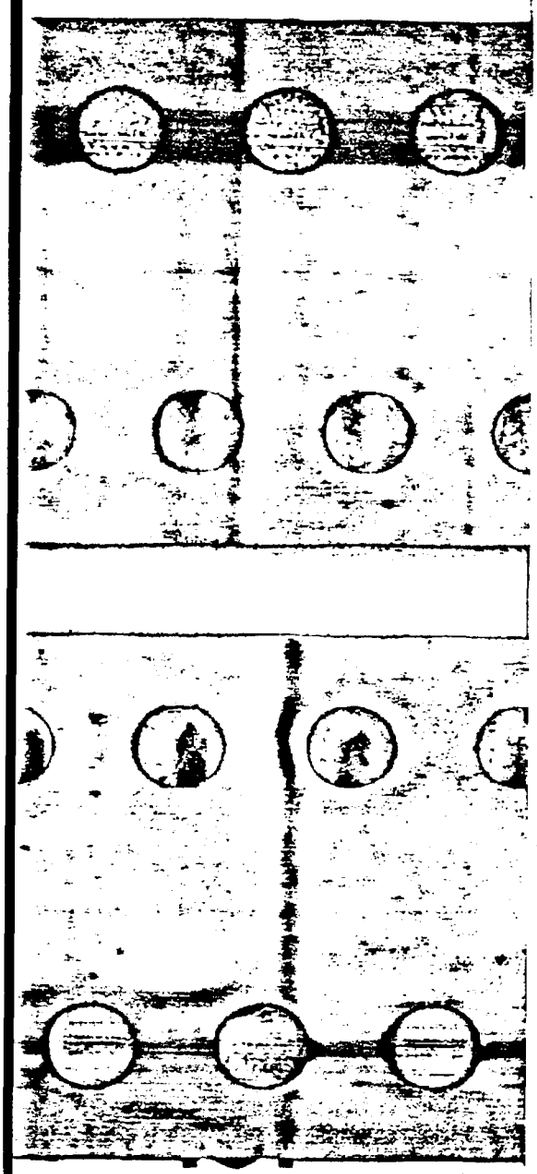
BKD

JN

015596.1
IDENTIF. ↑ REFERENCE

96 MAR -4 AM 9:29
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

3940 03/04 0101 03CHECK 1067.50



**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9965 PG 448

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | | |

| | |
|---|---|
| CAMT | 285000.00 |
| CON TX | 1054.50 |
| PRFEE | 1.00 |
| WDEED | 12.00 |
| TOTAL | 1067.50 |
| CHECK | 1067.50 |

03/04/96 01 09:30 0001 3940

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0155961

IDENTIF. # REFERENCE

96 MAR -4 AM 9:

FELIX Z. WILSON II REGISTER

DAVIDSON COUNTY, TN

**No.** 1012063