Prepared by Harlan Martin, Atty. At Law
Box 676 Hendersonville, Tenn.

BOOK 4557 PAGE 473

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr.& Mrs. Charles E. Colquette	Murphree Mortgage Company	
(NAME:) 142 Hardaway Drive	(NAME:) P. O. Box 3107	Map 33-B Pt. 72 Pal
(STREET ADDRESS OR ROUTE NUMBER) Goodlettsville, Tennessee 37072	(STREET ADDRESS) Nashville, Tennessee 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of ----------($1,300.00)----------
----------ONE THOUSAND THREE HUNDRED AND NO /100---------- *DOLLARS*
cash in hand paid by Charles E. Colquette and wife, Marvalene Colquette, and other good and valuable considerations, including the assumption by Grantees of the unpaid balance of a first mortgage loan of record in Book 4313, page 317, Register's Office for Davidson County, Tennessee, and said Charles E. Colquette and wife, Marvalene Colquette, agree to pay the instalment due October 1, 1971 and all subsequent instalments; and the remainder of said consideration shall be represented by a non-interest bearing Note due Seller in the amount of $541.00, due on or before July 1, 1972; we, Andrew R. Barrett and ~~wife, Marcella Barrett,~~ *have bargained and sold, and by these presents do transfer and convey unto the said* Charles E. Colquette and wife, Marvalene Colquette, ... their ..... *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being Lot No. 311 on the Plan of Gatewood, Section II, as of record in Book 3700, pages 144 and 145, Register's Office for Davidson County, Tennessee.

Said Lot front 75 feet on the southeasterly side of Hardaway Drive and runs back between parallel lines 220 feet to a dead line.

Being the same property conveyed to Andrew R. Barrett by deed from Roy E. Dennington and wife, Charlene M. Dennington, of record in Book 4451, page 340, said Register's Office.

This conveyance is made subject to restrictive covenants, set-back lines and easements which appear of record.

DEC-1F	CONV	17,170.97			
DEC-1F	S'TAX		A*	44.72	
DEC-1F	PR'FEE		A*	.50	
DEC-1F	W'DEED		A*	4.00	* 49.22

This is ( ) unimproved (X) property, known as 142 Hardaway Drive, (House Number) (Street) Goodlettsville, (P. O. Address:) Tennessee (City or Town) 37072

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Charles E. Colquette and wife, Marvalene Colquette, ... their ..... *heirs and assigns, forever.*

And we *do covenant with the said* Charles E. Colquette and wife, Marvalene Colquette, *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,* except taxes for 1971, which have been prorated and assumed by the Grantees herein.

And we, Andrew R. Barrett and wife, Marcella Barrett, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Charles E. Colquette and wife, Marvalene Colquette, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand*s *this* 24th *day of* September, *19*71, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Andrew R. Barrett
Andrew R. Barrett

Marcella Barrett
Marcella Barrett

Prepared by Harlan Martin, Atty. At Law
Box 676 Hendersonville, Tenn.

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Elizabeth N. Thomson *, a Notary Public in and for said County and State,* Andrew R. Barrett and wife, Marcella Barrett,

the within named 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 Hendersonville, *Tennessee, this* 24th *day of* September, *19* 71.

Elizabeth N. Thomson *Notary Public*

Commission expires November 13, 1974

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, 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 .....

STATE OF TENNESSEE
COUNTY OF SUMNER

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $ 17,170.97 which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Elizabeth N. Thomson
Affiant

Subscribed and sworn to before me this the 24th day of September, 19 71.

Juanita Jones
Notary Public or Register

My Commission Expires August 9, 1972 ~~November 13, 1974~~

WARRANTY DEED

FROM

ANDREW R. BARRETT AND WIFE,

TO

CHARLES E. COLQUETTE AND WIFE

B 39684

IDENTIF. REFERENCE

DEC 1 10 05 AM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Madison Title Company

A Division of

Southern Title Insurance Company
P. O. Box 10649
Knoxville, Tennessee