SPECIAL WARRANTY DEED

A. K. ATTY.

FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

This instrument prepared by Dearborn & Ewing, Attorneys, Suite 1912, Parkway Towers, Nashville, Tennessee, 37219

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel No.
Geraldine S. Colmus 424 Grapevine Avenue Madison, Tennessee 37115	Same	52-9 106 PW

BOOK 4965 PAGE 248

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable considerations paid by Geraldine S. Colmus, hereinafter referred to as Grantee, receipt of which is hereby acknowledged, the undersigned James N. Stansell, Russell A. Stansell, and Marvin W. Stansell, partners doing business as JR&M Company, hereinafter referred to as Grantors, have bargained and sold, and by these presents transfer and convey unto the said Grantee, and the heirs and assigns of Grantee, all of their undivided interest in and to a tract of land in Davidson County, Tennessee, described as follows:

Being Lot No. 20 on the Plan of Montague Park, as of record in Book 421, page 141, Register's Office for said County.

Said Lot No. 20 fronts 100 feet on the southerly side of Grapevine Avenue and runs back between parallel lines 187.5 feet to a dead line.

Being the same property which was conveyed to John L. Colmus and wife, Geraldine Colmus, by deed from James N. Stansell, Russell A. Stansell, and Marvin W. Stansell, partners doing business as JR&M Company, of record in Book 3506, page 584, Register's Office for Davidson County, Tennessee, the interest of the said John L. Colmus having been conveyed to Grantors by decree of record in Minute Book 82, page 242, in Part II of the Chancery Court of Nashville, in the cause of Madison Finance and Thrift Corporation vs. John L. Colmus et al, Rule No. 90322, a certified copy of which decree is of record in Book 4878, page 945, in the Register's Office for Davidson County.

This is improved property known as 424 Grapevine Avenue, Madison, Tennessee, 37115.

TO HAVE AND TO HOLD the Grantors' entire right, title, and interest in and to the said real estate, with the appurtances, estate, title, and interest thereto belonging, to the said Grantee and the heirs and assigns of Grantee forever.

Grantors further covenant and bind their heirs and representatives, to warrant and forever defend their title to the said undivided

interest in said real estate to the Grantee, and Grantee's heirs and assigns, against the lawful claims of all persons claiming under, by, or through Grantors, but no further or otherwise.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 20th day of October, 1975.

James N. Stansell

Russell A. Stansell

Marvin W. Stansell

D 21690

FOR REFERENCE TO THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENN.

OCT 28 10 28 AM '75

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Rollen P. Franklin, a Notary Public in and for said County and State,, the within named James N. Stansell, Russell A. Stansell and Marvin W. Stansell, the bargainors, 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 Nashville, Tennessee, this 20th day of October, 1975.

Rollen P. Franklin
Notary Public

My Commission Expires: 4/24/76

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1736.54.

Affiant

Subscribed and sworn to before me, this 22nd day of October, 1975.

Patty D. Welch
Notary Public

My Commission Expires: 1-29-78

OCT 28 75	CONV	*1,736.54			
OCT 28 75	S'TAX		A*	4.42	
OCT 28 75	PR'FEE		A*	.50	
OCT 28 75	W'DEED		A*	4.00	* 8.92