THIS INSTRUMENT WAS PREPARED BY M. NORRIS JENKINS, ATTORNEY
4015 TRAVIS DRIVE, NASHVILLE, TN 37211

WARRANTY DEED

BOOK 5013 PAGE 293

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William M. Colson, et ux (NAME)	J. I. Kislak Mtg. Corp. (NAME)	MAP 105-10
2012 Beech Avenue (STREET ADDRESS OR ROUTE NUMBER)	1101 Brickell Avenue (STREET ADDRESS)	PAR. 142
Nashville, TN 37204 (CITY) (P. O. ZONE) (STATE)	Miami, Florida 33131 (CITY) (ZONE) (STATE)	M.P

FOR AND IN CONSIDERATION of the sum of TEN AND 00/100 ($10.00) *Dollars,*

cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable considerations, including the assumption by the Grantees of the balance of an indebtedness to the J.I. Kislak Mortgage Corporation secured by a Deed of Trust of record in Book 4558, page 713, Register's Office for Davidson County, Tennessee,

We, Sylvester Daniels and wife, Myrtle Daniels

have this day bargained and sold, and do hereby transfer and convey unto the said William M. Colson and wife, Katherine L. Colson their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being a part of Lot No. 106 on the Map of Waverly Land Company's plan of lots called "Waverly Place," as of record in Book 57, page 95, Register's Office for Davidson County, Tennessee, described according to a survey of Barge, Waggoner, & Sumner dated April 14, 1970, and updated in a survey made by John Kohl dated November 22, 1971, as follows: BEGINNING at an iron pin in the southerly margin of Acklen Aenue, said iron pin being 143.60 feet easterly with the margin of said avenue along a curve from an iron pin being the corner of the property belonging to Mrs. Mamie E. Garard and the property conveyed to Ronald S. Zeitlin by deed of record in Book 4474, page 465; thence around a curve to the right having a radius of 25.00 feet southeasterly 42.70 feet to a point in the western margin of Beech Avenue; thence along said margin of said avenue southerly 210.50 feet to an iron pin; the beginning of a curve to the right; thence around said curve having a radius of 15.00 feet, a distance of 22.38 feet to an iron pin in the northerly margin of an alley; thence with the margin of same westerly 17.34 feet to a point; thenceleaving said alley northerly 250.00 feet, more or less, to a point in the southerly margin of Acklen Avenue; thence along said margin of said avenue easterly 31.32 feet to an iron pin, the point and place of beginning. BEING the same property conveyed to Sylvester Daniels, et ux by deed from Ronald S. Zeitlin, et ux of record in Book 4558, page 711, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 15,052.37

Subscribed and sworn to before me, this the 7th day of April 19 76

Affiant

My commission expires 8/8/78 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 815 Acklen Avenue Nashville, TN (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said William M. Colson and wife, Katherine L. Colson 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* William M. Colson and wife, Katherine L. Colson their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* S *this* 7th *day of* April, 19 76 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Sylvester Daniels
SYLVESTER DANIELS

Myrtle Daniels
MYRTLE DANIELS

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Betty Faye Hunt, a Notary Public in and for said County and State, Sylvester Daniels and Myrtle Daniels

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 Nashville Tennessee, this 7th day of April, 19 76

Notary Public

Commission expires 5/8/78

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.....

APR-76	CONV	15,052.37				
APR-76 S'TAX			B*	39.26		
APR-76 PR'FEE			B*	.50		
APR-76 W'DEED			B*	4.00	*	43.76

WARRANTY DEED

FROM

Sylvester Daniels, et ux

TO

William M. Colson, et ux

D 43671

IDENTIF. REFERENCE

APR 7 2 03 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238