WARRANTY DEED

BOOK 5048 PAGE 918

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 13,500.00

Colonial Realty Co.
By: B. Howard Thomas Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF July 1976.

June D. McKnight
Notary Public

MY COMMISSION EXPIRES: April 8 1979

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Fred E. Cowden, Jr. (NAME) 4515 Harding Road, Nashville Tennessee 37205 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Colonial Realty Company (NAME)	Same (NAME)	118-12
Same (STREET ADDRESS OR ROUTE NUMBER)	600 Thompson Lane (STREET ADDRESS)	16
Nashville, Tn (CITY) (STATE) (P. O. ZIP)	Nashville Tenn. (CITY) (STATE) (ZIP)	

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~~ I, Bessie Council Thomas

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Colonial Realty Company

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, Tennessee:

BEING Lot No. 226 on the Revised and Corrected Plan of Thompson and Ring's Subdivision of Edenwold Park, as of record in book no 332, page 29, Register's Office for said County.

SAID Lot No. 226 fronts 50 feet on the easterly side of Moore Avenue, and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Howard B. Thomas and wife, Bessie Council Thomas, Howard B. Thomas having since died, by deed from Nashville Trust Company, Trustee, of record in book 1323, page 275, said Register's Office.

This is unimproved (X) improved ( ) property, known as 2708 Eugenia Avenue (House Number) (Street) Nashville (P. O. Address) (City or Town) 37211 (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 my hand this 21st day of July, 1976

Bessie Council Thomas

Bessie Council Thomas

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STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, June C. McKinney, a Notary Public in and for said County and State, the within named Bessie Council Thomas

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, this 21st day of July, 1976

Commission Expires April 8, 1978 June C. McKinney, Notary Public.

STATE OF
County

Before me, , a Notary Public within and for the State and County aforesaid, personally appeared and , with whom I am personally acquainted and who upon { his oath / their several oaths } acknowledged { himself / themselves } to be the and respectively of the the within named bargainor, a corporation, and that { he / they } as such and , being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said as such and attesting the same by the said as such

WITNESS my hand and official seal at office at on this the day of , 19

My commission expires Notary Public

JUL 23 76 CONV 13,500.00
JUL 23 76 S'TAX B* 35.10
JUL 23 76 PR'FEE B* .50
JUL 23 76 W'DEED B* 4.00 * 39.60

WARRANTY DEED

FROM Bessie Council Thomas

TO Colonial Realty Company

TITLE INSURED BY POLICY NUMBER: 43-013-3656F

D 59825

Title Associates, Inc. Attorney of Settlement

JUL 23 11 02 AM '76

Compliments of Title Associates, Inc.

REPRESENTING USLIFE TITLE INSURANCE Company of New York