This instrument was prepared by James A. Freeman, Attorney at Law, 320 Gallatin Road, Madison, Tennessee.

WARRANTY DEED

BOOK 5132 PAGE 482

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Chas. E. Colquette et ux	Guaranty Mortgage Company	Map 72-11
(NAME) 2006 Riverside Drive	(NAME) First American Center	Parcel 148
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville, Tennessee	15D10805
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100----------
----------($10.00)---------- Dollars,

cash in hand paid by the said grantees hereinafter named and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption by the said grantees of the unpaid balance of the indebtedness payable to Guaranty Mortgage Company of Nashville; and secured by a deed of trust executed by John J. Watson and wife, Emily L. Watson, of record in book 4827, page 240, said Register's Office; to which said unpaid balance the said grantees hereby agree to assume and promise to pay; and further assume all encumbrances as stated in said deed of trust;

We, John J. Watson and wife, Emily L. Watson, hereinafter called the grantors,

have this day bargained and sold, and do hereby transfer and convey unto ~~XXXXX~~ Charles E. Colquette and wife, Marvalene Colquette, herein called the grantees, their

certain real estate in Davidson County, Tennessee, as follows: ~~XXXXXXXXX~~ heirs and assigns,

Land in Davidson County, Tennessee, being Lot No. 174 on the Map of Waterg Place, as of record in Book 332, pages 136 and 137, Register's Office for Davidson County, Tennessee.

Said Lot No. 174 fronts 50 feet on the west side of Riverside Drive and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to John J. Watson and wife, Emily L. Watson, by deed from Melba Wheat Fleming, of record in book 4827, page 238, said Register's Office.

This conveyance also includes the escrow account held in connection with the aforesaid loan.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 14,000.00

Subscribed and sworn to before me, this the 31 day of March 1977

Affiant

My commission expires: May 6 1980 (Affix Seal)

Notary Public

STATE TENN. DAVIDSON CO. REAL ESTATE TRANSFER TAX

This is improved ( ) unimproved ( ) property, known as 2006 Riverside Drive, Nashville, Tennessee
(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 grantees, their

~~XXXXXXXX~~ 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, except as stated herein.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their

~~XXXXXXXX~~ heirs and assigns, against the lawful claims of all persons.

Witness our hands this 1st day of April, 1977, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

John J. Watson
(John J. Watson)

Emily L. Watson
(Emily L. Watson)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 5132 PAGE 483

Personally appeared before me, the undersigned *, a Notary Public in and for said County and State,* John J. Watson and wife, Emily L. Watson

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 *this* 1 *day of* April *, 19* 77

Commission expires May 6, 1980

Notary Public

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-77	CONV	20,200.00			
APR-77	S'TAX		B*	52.52	
APR-77	PR'FEE		B*	.50	
APR-77	W'DEED		B*	4.00	* 57.02

WARRANTY DEED

FROM
John J. Watson et ux

TO
Charles E. Colquette et ux

D 97681

IDENTIF. REFERENCE

APR 7 2 39 PM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
Greenhills Office
Phone 298-2661 3815 Cleghorn Ave.
NASHVILLE, TENN. 37215
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS