Prepared by: Robert Buchanan II
18th Floor
Third Natl. Bk. Bldg.
Nashville, Tn 37219

WARRANTY DEED

BOOK 5240 PAGE 71

(Corporate Form)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Marvin T. Couser	Same	Part of 118-12
(NAME)	(NAME)	
614 Thompson Lane		Par - 39
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn. 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of One Hundred Fifty Thousand and No/100 ($150,000.00) Dollars, the receipt of which is hereby acknowledged.

COLONIAL REALTY CO. has bargained and sold and does hereby transfer and convey unto MARVIN T. COUSER, his heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

A .676 acre tract of land in the 6th Civil District of said county described by a survey of Ragan-Smith & Associates, Inc. dated December 28, 1977 as:

Beginning at an iron pin on the northerly right-of-way of Thompson Lane at the southwesterly corner of Lot No. 1, Colonial Realty Co. Subdivision as of record in Book 5060, Page 119, R.O.D.C., Tennessee. Said pin being S 85° 37' E, 261.00' from the easterly right-of-way of Eugenia Ave. as measured along the northerly right-of-way of Thompson Lane, thence;

1. With the northerly right-of-way of Thompson Lane, N 85° 37' W, 141.00' to a p.k. nail, thence;
2. N 00° 35' E, 204.00' to an iron pin, thence;
3. N 89° 56' 58" E, 140.70' to an iron pin, thence;
4. S 00° 35' W, 214.90' to the point of beginning. Being a part of the property conveyed to Colonial Realty Co. by deed of record in Book 2796, Page 499. Register's Office for said county.

The above described property is subject to a one inch natural gas line serving property retained by Grantor to the north and crossing the property conveyed herein; a six foot drainage easement along the eastern property line; an easement for ingress and egress retained by Grantor across the northeast corner of the property conveyed herein; and a water line easement across said property all as shown on the survey attached hereto as Exhibit A.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 150,000.00

Subscribed and sworn to before me, this the 4th day of January 1978.

Marvin T. Couser
Affiant

My commission expires: 2/25/80 (Affix Seal)

Paula F. Reese
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

This is improved property, known as 614 Thompson Lane, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Marvin T. Couser, his heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except as set out herein and except for property taxes for 1978.

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to Marvin T. Couser his heirs and assigns against the lawful claims of all persons.

Witness its hand this the 4th day of Jan, 197 8, the corporate party having caused its name to be signed hereto by its duly authorized officer on said day and date.

COLONIAL REALTY CO.

By W. K. Rayland Pres.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared W. K. Rayland, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be president of the Colonial Realty Company, the within named bargainor, a corporation, and that he as such officer being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as president.

Witness my hand and seal, at office in Nashville, Tenn., this 4 day of January, 197 8.

Paula F. Reed
Notary Public

My Commission Expires 2/25/80

NOTARY PUBLIC * DAVIDSON COUNTY * TENN.

E 44661

IDENTIF. REFERENCE

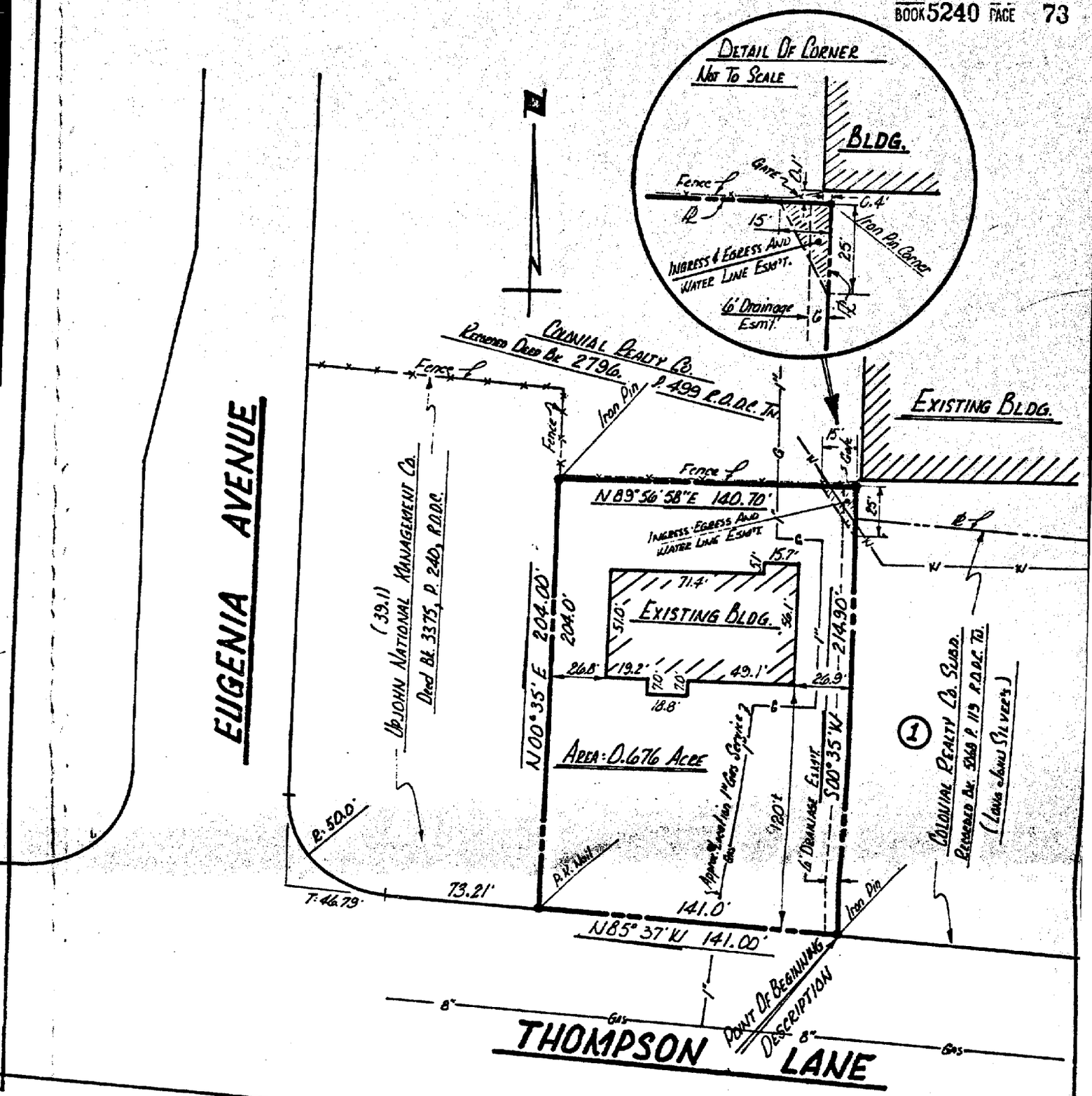
JAN 4 2 08 PM '78

REGISTER

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

JAN-4-78	CONV	30,000.00		
JAN-4-78	CONV	30,000.00		
JAN-4-78	S'TAX		B* 390.00	
JAN-4-78	PR'FEE		B* .50	
JAN-4-78	W'DEED		B* 9.00	* 399.50

Exhibit A



PROPERTY DESCRIPTION

A tract of land in the 6th Civil District, Davidson County, Tennessee and being more particularly described as follows:

Beginning at an iron pin on the northerly right-of-way of Thompson Lane at the southwesterly corner of Lot No. 1, Colonial Realty Co. Subdivision as of record in Book 5060, Page 119, R.O.D.C., Tennessee. Said pin being S 85° 37' E, 261.00' from the easterly right-of-way of Eugenia Ave. as measured along the northerly right-of-way of Thompson Lane, thence;

1. With the northerly right-of-way of Thompson Lane, N 85° 37' W, 141.00' to a p.k. nail, thence;
2. N 00° 35' E, 204.00' to an iron pin, thence;
3. N 89° 56' 58" E, 140.70' to an iron pin, thence;
4. S 00° 35' W, 214.90' to the point of beginning and containing 0.676 acres.

The above described property is subject to a 1" natural gas main crossing lot as shown on plan.

To a 6' wide drainage easement parallel to and 6' west of the east property line and to a triangular easement across the northeasterly corner for a water line an ingress-egress for property to the north as shown on plat.

The above described property is a part of the same proper

by

RECORDER'S MEMO:
Legibility of Writing, Typing or Printin in This