BOOK 5305 PAGE 273

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Wm. Colson & Jerry E. Gregory (NAME)	SAME (NAME)	27-W 17175
2012 Beech Ave. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map 83 3
Nashville, Tn. 37204 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	Parcel 196

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ---------- *Dollars,*

cash in hand paid by the hereafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. We,

Don M. Griggs and wife, Joan M. Griggs

have this day bargained and sold, and do hereby transfer and convey unto the said Wm. M. Colson and Jerry E. Gregory

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows: BEING parts of Lots 2 and 3 on the Plan of George C.Waters' Second Addition, as of record in Book 161, page 172, Register's Office for said County, and described according to a survey made by William Collier Parrish Associates, Civil Engineers, dated December 3, 1958, as follows: BECINNING at a point in the southerly margin of Rosebank Avenue, the common corners of Lots 3 and 4; thence easterly with the margin of the same, 39 feet to a point; thence southeasterly parallel to and 56.5 feet southwesterly from the main north bound track of the L. & N. Railroad, 172.3 feet, more or less, to a point in the northerly margin of an alley; thence westerly with the margin of the same, 103 feet to the common rear corner of Lots 3 and 4; thence northerly with a line between said two lots, 160 feet to the point of beginning.

Being the same property conveyed to Don M. Griggs and wife, Joan M. Griggs by Deed from William H. Dorris and wife, Minka Dorris as of Record in Book 4921, page 881, 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 $ 13,500.00

Subscribed and sworn to before me, this the 5th day of June 19 78

Affiant Wm M Colson

My commission expires: 4/16/78 (Affix Seal)

Notary Public Hazel C. Colson

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

This is unimproved ( ) improved (X) property, known as 209 Rosebank Avenue (House Number) (Street) Nashville, Tenn. 37206 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 Jerry E. Gregory ---------- *(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 heirs and representatives, to warrant and forever defend the title to said real estate to said William M. Colson and Jerry E. Gregory ---------- *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hand this 5th day of June, 19 78, the *corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X Don M. Griggs

X Joan M. Griggs

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Hazel C Colson, *a Notary Public in and for said County and State,* Don M. Griggs & wife Joan M Griggs *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* 5th *day of* June, *19* 78.

Hazel C Colson
Notary Public

Commission expires 4/4/79

HAZEL C. COLSON NOTARY PUBLIC DAVIDSON COUNTY

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 .....

WARRANTY DEED

FROM

Don M. Griggs & wife, Joan Griggs

TO

William M. Colson and Jerry E. Gregory

E 74031

IDENTIF. REFERENCE

JUN 29 1 46 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUN29 78	CONV	13,500.00				
JUN29 78	S'TAX		B*	35.10		
JUN29 78	PR'FEE		B*	.50		
JUN29 78	W'DEED		B*	4.00	*	39.60

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

This instrument prepared by:
William M. Colson
2012 Beech Ave.
City - 37204