BOOK 5305 PAGE 281

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| George Tinch et ux | Bill Colson Realty Co. | 19 N-13400 |
| (NAME) | (NAME) | |
| 608 Neil Avenue | 2012 Beech Avenue | 19W-13405 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville Tenn 37206 | Nashville, Tenn. 37206 | |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* Twelve Thousand Four Hundred ($12,400.00) ---------- *Dollars,*

Cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged.----------

We, William M. Colson and wife, Katherine L. Colson ----------

*have this day bargained and sold, and do hereby transfer and convey unto the said* George Tinch and wife, Maggie W. Tinch ----------

---------- *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:* Being Lots Nos. 85 and 86 on the Map of Bransford Realty Company's Subdivision of the McWhirter Tract and of the Love-McFerrin Tract of record in Book 421, Page 62.

Said Lots adjoin and front 70 feet (35 feet each) on the westerly side of Neil, formerly Fite Street, and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to William M. Colson and wife, Katherine L. Colson by Deed from Hayes S. Catlin, Jr., and wife, Katherine L. Catlin, as of record in Book 4775, page 618, 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 $ 12,400.00

Subscribed and sworn to before me, this the 15th day of June 19 78

My commission expires: 7/15/80 (Affix Seal)

Affiant

Notary Public

HAZEL C. COLSON NOTARY PUBLIC DAVIDSON COUNTY, TENN.

This is { unimproved / improved ( X ) } property, known as 606 & 608 Neil Ave. (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* George Tinch and wife, Maggie W. Tinch ---------- 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.*

*further covenant and bind* ourselves, our ---------- *heirs and representatives, to warrant and forever defend the title to said real estate to said* George Tinch and wife, Maggie W. Tinch, their ---------- *(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* our hand s *this* 15th *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.*

William M. Colson

Katherine L. Colson

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Marion King, a Notary Public in and for said County and State, William M. Colson and wife, Katherine L. Colson 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 15th day of June, 1978.

Marion H. King Notary Public

Commission expires 2-1-79

MARION H. KING NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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

William M. Colson et ux

TO

George Tinch, et ux

E 7 4 0 3 5

IDENTIF. REFERENCE

JUN 29 1 50 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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

| | | | | | | |
|---|---|---|---|---|---|---|
| JUN 29 78 | CONV | 12,400.00 | | | | |
| JUN 29 78 | S'TAX | | B* | 32.24 | | |
| JUN 29 78 | PR'FEE | | B* | .50 | | |
| JUN 29 78 | W'DEED | | B* | 4.00 | * | 36.74 |