WARRANTY DEED

BOOK 5305 PAGE 287

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 6,000.00

W. M. Colson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1st DAY OF June 1978.

Notary Public

MY COMMISSION EXPIRES: 1/11/80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Walter S. Clark, Jr.; 415 Stahlman Building; Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William M. Colson et ux (NAME)	Same (NAME)	Map 71-14
96 Carver Street (STREET ADDRESS OR ROUTE NUMBER)	2012 Beech Avenue (STREET ADDRESS)	Par 362
Nashville, TN 37207 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37204 (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, Michael W. Nelson and wife, Bonnie C. Nelson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William M. Colson and wife, Katherine L. Colson

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 the 12th formerly the 17th Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point in the southerly margin of Mays Street, formerly Carver Avenue, 181.72 feet, more or less, westerly from the center of North First Street, formerly Dickerson Pike, said point being the northwest corner of a tract of land conveyed to M. G. Walker and wife by deed from J. W. Webb and wife, of record in Book 785, page 469, R. O. D. C. TN; thence with Walker's western boundary line, southwardly 99 feet to a point, 181.72 feet, more or less, westerly from the center of North First Street; thence westwardly and parallel with said Mays Street 60 feet to a point in the eastern boundary line of Lot No. 33 on the Map of T. C. Petri's Addition as of record in Book 57, page 145, said Register's Office; thence with the eastern boundary line of said Lot No. 33, northwardly passing the northeast corner of said lot, in all 99 feet to a point in the southerly margin of Mays Street; thence with the southerly margin of Mays Street, eastwardly, 60 feet to the beginning.

Being the same property conveyed to Michael W. Nelson et ux, Bonnie C. Nelson, by deed from Louise B. Hazelwood, a widow, of record in Book 4842, page 95, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 96 Carver Street; Nashville, Tennessee 37207
(House Number) (Street) (P. O. Address) (City or Town) (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 our hand s this 6th day of June, 1978

X Michael W. Nelson

X Bonnie C. Nelson

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Michael W. Nelson and Bonnie C. Nelson

the bargainor, 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 6th day of June, 1978

Commission Expires 7/10/79 _____, 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

E 74038

T
IDENTIF. REFERENCE

JUN 29 1 52 PM '78

FELIX Z. WILCOX II REGISTER
DAVIDSON COUNTY, TENN.

JUN 29 78	CONV	*6,000.00			
JUN 29 78	S'TAX		B*	15.60	
JUN 29 78	PR'FEE		B*	.50	
JUN 29 78	W'DEED		B*	4.00	* 20.10

WARRANTY DEED

FROM
Michael W. Nelson et ux

TO
William M. Colson et ux

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seisin

Compliments of
Title Associates, Inc.

REPRESENTING
USLIFE TITLE INSURANCE
Company of New York