WARRANTY DEED

BOOK 5374 PAGE 816

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 26,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF October, 19 78

Notary Public

MY COMMISSION EXPIRES:

Mail

THIS INSTRUMENT WAS PREPARED BY: Douglas R. Berry, 907 Two Mile Pky., Goodlettsville, TN 37072

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CHARLES E. COLSTON, et ux (NAME)	MERCANTILE MORTGAGE COMPANY (NAME)	
1014 Maxwell Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 14569 (STREET ADDRESS)	
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	St. Louis, Missouri 63178 (CITY) (STATE) (ZIP)	19W 18780

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~~ I, ANNIE L. PARKER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHARLES E. COLSTON and wife, CHERYL COLSTON

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:

Being Lot No. 32 and the easterly 5 feet of Lot No. 31 on the Plan of House and Simonton's Subdivision of Lots Nos. 1 to 16, inclusive, in Stratton and Seymour's addition, as of record in Book 57, page 137, Register's Office for Davidson County, Tennessee. Said Lot No. 32, and the easterly part of Lot No. 31 front together 45 feet on the southerly side of Maxwell Street and run back, between parallel lines 175 feet to an alley; Lot No. 32 running back with the westerly margin of Bailey, Now Laurent Street.

Being the same property conveyed to Vernon L. Parker and wife, Annie L. Parker by deed from Eugene I. Lavender and wife, Ruby L. Lavender of record in Book 846, page 171, Register's Office for Davidson County, Tennessee.

The said Vernon L. Parker having since died.

This is unimproved ( ) improved (X) property, known as 1014 Maxwell Avenue, Nashville, Tennessee 37206
(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 my hand this 26th day of October, 19 78

Annie L. Parker

ANNIE L. PARKER

BOOK 5374 PAGE 817

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Annie L. Parker

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this 26 day of October, 19 78

Commission Expires October 17, 1982 Douglas R. Berry Notary Public

DOUGLAS R. BERRY * NOTARY PUBLIC * DAVIDSON COUNTY, TENN.

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

DEC 14 78 CONV 26,000.00
DEC 14 78 S'TAX B* 67.60
DEC 14 78 PR'FEE B* .50
DEC 14 78 M'DEED B* 4.00 * 72.10

WARRANTY DEED

FROM ANNIE L. PARKER

TO CHARLES E. COLSTON, et ux

F 0 5 0 5 5

IDENTIF. REFERENCE

Dec 14 9 20 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

DOUGLAS R. BERRY
Attorney At Law
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Goodlettsville, TN 37072
(615) 859-4086