This instrument prepared by
John H. Robinson
120 Blackburn Drive
Nashville TN 37205

# WARRANTY DEED

BOOK 6112 PAGE 471

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Michael L. Holton (NAME) | Michael L. Holton (NAME) | Map 103-04 |
| 4510 Colorado Avenue (STREET ADDRESS OR ROUTE NUMBER) | 4510 Colorado Avenue (STREET ADDRESS) | Parcel 215 |
| Nashville, TN. 37209 (CITY) (STATE) (ZIP) | Nashville, TN. 37209 (CITY) (STATE) (ZIP) | |

*FOR AND IN CONSIDERATION of the sum of* Seventy Thousand and 00/100--- ---------- ($70,000.00)------*Dollars,*

paid or to be paid to me by Michael L. Holton, and wife, Barbara R. Holton, as follows: A Deed of Trust Note for $70,000.00.

I, Katherine J. Robinson, a widow

*have this day bargained and sold, and do hereby transfer and convey unto the said* Michael L. Holton and wife, Barbara R. Holton *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being all of Lots No. 12 and 11, and the Westerly twenty (20) feet of Lot No. 10 of Block No.17 on the map of a part of Sylvan Park, as of record in Book 332, page 104, R.O.D.C. Tenn. and described as follows:

Beginning at the Northeast corner of Colorado Avenue, formerly Ninth Avenue or Hugomont Avenue, and 46th Avenue, formerly 5th Street, being the Southwest corner of Lot No. twelve (12); thence eastwardly with the Northern margin of said Colorado Avenue one hundred thirty (130) feet; thence Northerly and parallel with said 46th Avenue one hundred sixty (160) feet to the Southerly margin of an alley; thence with the Southerly margin of said alley Westerly one hundred and thirty (130) feet to the Easterly margin of 46th Avenue, thence with the Easterly margin of said 46th Avenue Southerly one hundred sixty (160) feet to the beginning.

Being the same property conveyed to John B. Robinson, and wife, Katherine Robinson, by Lavinia Robinson, an unmarried woman, in two deeds , in part by deed dated December 7,1927, and recorded in Book No. 774, Page No. 95, Register's office Davidson County, Tennessee, and in part of deed dated January 6,1930, and recorded in Book No. 785, page No. 140, the said John B. Robinson having since died. The Katherine Robinson, and Katherine J. Robinson, being one and the same person.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 70,000.00

Subscribed and sworn to before me, this the 29th day of July, 19 83

My commission expires: 5-28-86 (Affix Seal)

Affiant: x Katherine J. Robinson

Notary Public: Deane Stabler

NOTARY PUBLIC DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 4510 Colorado Avenue, Nashville, TN. 37209 (House Number) (Street) P.O. Address: (City or Town)

*TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees 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.*

*We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.*

*Whenever 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 hands this* 29th *day of* July *19* 83 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

x Katherine J. Robinson

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STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ Williamson }

*Personally appeared before me,* Jeanie Holder *a Notary Public in and for said County and State,* Williamson County; Franklin, Tennessee, Katherine J. Robinson *the within named 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* Franklin, Tennessee, *this* 29th *day of* July, *19*83

Jeanie Holder *Notary Public*

*Commission expires* 5-28-86

JEANIE HOLDER NOTARY PUBLIC WILLIAMSON COUNTY, TN

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* .....

H 65899

IDENTIF. REFERENCE

Aug 9 | 09 PM '83

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

**WARRANTY DEED**

FROM
Katherine J. Robinson

TO
Michael L. Holton and wife
Barbara R. Holton

08/09/83 $100.50- CHECK

3380

Compliments of
**Chicago Title Insurance Company**
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

## OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF

BOOK 6112 PAGE 473

FOR

| | | |
|---|---|---|
| CO -CONVEYANCE | CC -CERTIFIED COPY | MISC -MISCELLANEOUS |
| MO -MORTGAGE | REL -RELEASE | CO TX -STATE TAX CONVEY |
| WD -WARRANTY DEED | UCC -UNIFORM COMMERCIAL CODE | MO TX -STATE TAX MORT |
| TD -TRUST DEED | | PRFEE -PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | 70000.00- CO | |
| | | | 182.00 CO TX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK | 188.50- |
| | | | 8386A08/09/83 BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H65899

IDENTIF. REFERENCE

AUG 9 1 09 PM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 969943