THIS INSTRUMENT PREPARED BY: Vicky V. Klein, Attorney at Law
907 Two Mile Parkway, Building E
Goodlettsville, TN 37072

WARRANTY DEED

BOOK 6211 PAGE 962

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOHN G. COLLEY, ET UX 3814 Mossy Rose Drive Nashville, Tn 37216	Metropolitan Federal 230 Fourth Ave. No. Nashville, Tn 37219	Map 83-7 Parcel 3 27W 15980

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, including the Grantees assuming a certain unpaid indebtedness of record in Book 4686, page 915, Register's Office for Davidson County, Tennessee, which the Grantees promise to pay and agree to hold Grantors harmless therefrom, MILDRED PENNINGTON does hereby transfer and convey her two-thirds (2/3) undivided interest in and to the following described real estate; and ROBERT A. ANDERSON, Attorney-In-Fact for DOROTHY L. COPELAND AND ADA MILBRODT, now being ADA MILBRODT ANDREWS, Co-Executrices of the Estate of VIOLA V. MILBRODT, Deceased, does hereby transfer and convey the one-third (1/3) undivided interest of VIOLA V. MILBRODT in and to the following described real estate, to JOHN G. COLLEY AND WIFE, MILDRED S. COLLEY, hereinafter referred to as Grantees, their (successors), heirs and assigns, said real estate in Davidson County, Tenenssee being described as follows:

Being Lot No. 46 on the Map of Pontotoc Subdivision, as of record in Book 547, page 113, Register's Office for said County.

Said Lot No. 46 fronts 55 feet on the northerly side of Benjamin Avenue formerly Locke Street and runs back between parallel lines 156 feet to a dead line.

Being the same property conveyed to Ellen Polly and Mildred Pennington as tenants in common by deed of record in Book 4956, page 608, Register's Office for Davidson County, Tennessee; the said Ellen Polly and Mildred Pennington having conveyed a one-third interest to Viola Milbrodt by deed of record in Book 4959, page 281, Register's Office for Davidson County, Tennessee. Ellen Polly died, purporting to devise her one-half of the two-thirds interest to Viola Milbrodt. Said Will was contested and set aside pursuant to an Agreed Judgment of record in Minute Book 156C, page 2202 for the First Circuit Court of Davidson County, Tennessee, and the one-half of the two-thirds interest of Ellen Polly descended to her heirs, one of them being Mildred Pennington. The remaining heirs of Ellen Polly quitclaimed their interest in and to the one-half of the two-thirds interest of Ellen Polly to Mildred Pennington by instrument of record in Book 5539, page 264, Register's Office for Davidson County, Tennessee; the said Mildred Pennington then being vested with an undivided two-thirds interest and Viola Milbrodt being vested with the remaining one-third interest, the said Viola Milbrodt having since died testate and appointing Dorothy L. Copeland and Ada Milbrodt, now being Ada Milbrodt Andrews, as Co-Executrices with full power to convey, the said Dorothy L. Copeland and Ada Milbrodt Andrews having appointed Robert A. Anderson as Attorney-In-Fact pursuant to Special Powers of Attorney recorded simultaneously herewith.

This is improved property known as 2027 Benjamin Street, Nashville, TN 37206.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest 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 encumbered.

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

WITNESS our hands this the 4 day of January, 1984.

Mildred Pennington

MILDRED PENNINGTON

Dorothy L Copeland, Co-Executrix and Ada Milbrodt Andrews Co-Executrix by Robert A. Anderson, attorney in fact

ROBERT A. ANDERSON, Attorney-In-Fact for Dorothy L. Copeland and Ada Milbrodt Andrews, Co-Executrices of the Estate of Viola V. Milbrodt

John G. Colley.

JOHN G. COLLEY

XXXXXXXXXXXXXXXXXX

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MILDRED PENNINGTON, with whom I am personally acquainted and who acknowledged, that she executed the within instrument for the purpose therein contained.

WITNESS my hand and official seal. this the 4 day of January, 1984.

Carolyn F. Wadley

NOTARY PUBLIC

My commission expires: 4/21/85

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 ROBERT A. ANDERSON, to me known to be the person who executed the foregoing instrument on behalf of DOROTHY L. COPELAND AND ADA MILBRODT ANDREWS, and acknowledged that he executed the same as the free act and deed of the said DOROTHY L. COPELAND AND ADA MILBRODT ANDREWS for the purposes therein contained.

WITNESS my hand and official seal this the 4 day of January, 1984.

Carolyn F. Wadley

NOTARY PUBLIC

My commission expires: 4/21/85

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN G. COLLEY XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX with whom I am personally acquainted and who acknowledged, that he executed the within instrument for the purpose therein contained.

WITNESS my hand and official seal this the 4 day of January, 1984.

Carolyn F. Wadley

NOTARY PUBLIC

My commission expires: 4/21/85

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is $27,500.00.

John G. Colley.

AFFIANT

Sworn to and subscribed before me
this 4 day of January, 1984.

Carolyn F. Waddey
NOTARY PUBLIC

My commission expires: 4/21/85



5338 01/11 81.00- CHECK

H 9 6 7 7 4

IDENTIF. REFERENCE

JAN 11 8 06 AM '84

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

RUSH

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6211 PAGE 965

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
			27500.00- CAMT.	
			71.50 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	81.00-
5338A01/11/84			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 9 6 7 7 4

IDENTIF. REFERENCE

JAN 11 9 06 AM '84

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

No. 5783