BOOK 6931 PAGE 201

File 1

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 83,349.77

Jeanne B. Sowards
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF July, 19 86.

Sara B. Prather
Notary Public

MY COMMISSION EXPIRES November 1, 1987

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Guaranty Title and Escrow Co.,, 2711 Murfreesboro Rd., Suite 105, Antioch, TN 37013
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeanne B. Sowards (NAME)	Union National Bank of Little Rock (NAME)	150-03-0
309 Country Court (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 3318 (STREET ADDRESS)	82.00
Antioch, Tn 37013 (CITY) (STATE) (P. O. ZIP)	Little Rock, AR 72203 (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. Colligan and wife, Debra A. Colligan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeanne B. Sowards

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 Davidson County, Tennessee, being Lot No. 66 on the Plan of Section Three, The Country, of record in Book 5200, Page 44, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Michael W. Colligan et ux Debra A. Colligan by deed from Charles L. Griffin et ux Frances S. Griffin, of record in Book 6099, Page 173, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This conveyance is subject to a certain Deed of Trust securing the payment of a promissory note to Union National Bank of record in Book 6099, Page 176, said Register's Office with a present unpaid balance of approximately $68,349.77, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to Grantee.

2551 9

IDENTIFICATION REFERENCE

Jul 28 3 30 PM '86

KELLY Z. WILSON, JR. REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 309 Country Court, Nashville, Tn 37211
(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 hands this 25th day of July, 1986

Michael W. Colligan

Debra A. Colligan
by Michael W. Colligan
atty-in-fact

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael W. Colligan and wife, Debra A. Colligan

the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee, this 25th day of July, 19 86.

Notary Public

Commission Expires November 1, 1987

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

Michael W. Colligan and wife,
Debra A. Colligan

TO

Jeanne B. Sowards

Guaranty Title and Escrow Co.
Suite 105, Priest Lake Professional Building
2711 Murfreesboro Road
Antioch, Tennessee 37013
Phone (615) 367-0595
Phone (615) 367-0697

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

RECEIVED OF _____ BOOK 6931 PAGE 203

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
			83349.77- CONT.	
			233.24 CSTAX	
			.50 PRFEE	
			6.00 MORTG	
			CHECK 239.74-	
			3085A07/28/86 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

25519

IDENTIFICATION REFERENCE

JUL 28 3 30 PM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 276340