Box 41

WARRANTY DEED

BOOK 6944 PAGE 913

FROM: Mike Lombard and wife, Phyllis Lombard, Grantors

TO: Willard E. Colgan and wife, Wanda J. Colgan, Grantees

This instrument was prepared by:
Cynthia N. Sellers
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:
4009 Nebraska Ave
Nashville, Tenn
37209

Mortgagee's Name:
Third National Bank
444 James Robertson Pkwy.
Nashville, TN
37244

Map-Parcel Numbers
103-4-408.1

Field Book Numbers
25W-5162

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Thirty-Seven Thousand Seven Hundred Sixty-Five and 49/100 Dollars ($37,765.49).

Willard E Colgan
Affiant

SUBSCRIBED AND SWORN TO before me, this the 8th day of August, 1986.

Deborah A. McGhee
Notary Public

My Commission Expires: 7-18-87

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, Mike Lombard and wife, Phyllis Lombard, Grantors, have bargained and sold, and by these presents do transfer and convey unto the said Willard E. Colgan and wife, Wanda J. Colgan, Grantees, their heirs, successors, 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 the west 50 feet of Lot No. 48 on the Plan of West End Annex, as of record in Book 332, page 61, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 48 fronts 50 feet on the southerly side of Nebraska Avenue and extends back between parallel lines 157.9 feet to a dead line.

Being the same property conveyed to Michael Lombard and wife, Phyllis Lombard by deed

from David Wayne Trotter and wife, Suzanne Taylor Trotter of record in Book 6008, Page 466, Register's Office for Davidson County, Tennessee.

This is unimproved property.

This conveyance is expressly made subject to the following:

1. The lien for 1986 taxes which have been prorated and will be paid by Grantees.

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, successors, and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered and unrestricted except as to those matters set forth above to which this conveyance is expressly made subject.

And Grantors do further covenant and bind Grantors, their heirs, successors, and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors, and assigns against the lawful claims of all persons whomsoever except as to those matters set forth above to which this conveyance is expressly made subject.

Witness our hands this 8th day of August, 1986.

MIKE LOMBARD

Phyllis Lombard
PHYLLIS LOMBARD

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Deborah A. Hughes, a Notary Public of said County and State, MIKE LOMBARD, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 8th day of August, 1986.

Deborah A. Hughes
Notary Public

My Commission Expires: 7-18-87

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Deborah A. Hughes, a Notary Public of said County and State, PHYLLIS LOMBARD, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 8th day of August, 1986.

Deborah A. Hughes
Notary Public

My Commission Expires: 7-18-87

30023

IDENTIFICATION REFERENCE

AUG 8 4 17 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

2560W/8-8-86

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

RECEIVED OF _____

FOR _____

BOOK 6944 PAGE 921

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
			37765.49- CONT.	
			105.84 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	115.34-
8239A08/08/86			BAL	.01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

30023

IDENTIFICATION REFERENCE

AUG 8 4 17 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 281358