BOOK 7241 PAGE 667

FILE BOX 3

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $67,700.71

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF May, 19 87

Notary Public

MY COMMISSION EXPIRES: My Commission Expires Sept. 11, 1990
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY AT LAW
1187 VULTEE BOULEVARD - NASHVILLE, TENNESSEE 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: (Mortgage Company)	MAP-PARCEL NUMBERS
Mary E. Grace (NAME)	City Federal Savings Bank (NAME)	MAP 108-16
1024 Pleasant View Drive (ADDRESS)	125 Belmont Drive (ADDRESS)	PARCEL 184
Nashville, Tennessee 37214 (CITY) (STATE) (ZIP)	Somerset, New Jersey 08873 (CITY) (STATE) (ZIP)	3D-77616

FOR AND 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, Warren Gordon Colson, Jr. and wife, Earlene M. Colson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mary E. Grace, married

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. 10B on the Plan of Percy Priest Woods, Section 1 of record in Plat Book 520, page 652, amending Plat Book 5200, page 472, Register's Office said County, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Warren Gordon Colson, Jr., unmarried by deed from Percy Priest Woods, a joint venture of: J.E.R. Corporation, a Tennessee Corporation, Ray Bowles and W.W. McPherson of record in Book 6169, page 938, Register's Office Davidson County, Tennessee.

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

This conveyance is subject to Restrictive Covenants of record in Plat Book 5200, page 652, Book 5894, page 865, Book 6020, page 270 and Book 6097, page 11 Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by Warren Gordon Colson, Jr. to Stephen R. Josleyn, Trustee for CityFed Mortgage Company dated March 21, 1986, with an approximate unpaid principal balance of $60,200.71 of record in Book 6815, page 298 and rerecorded in Book 6823, page 675, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to the Grantees.

Earlene M. Colson, wife of Warren Gordon Colson, Jr., joins in this conveyance to convey any and all interests she may have in said property including but not limited to her marital interest.

unimproved ( )
This is improved (X) property, known as: 1024 Pleasant View Drive, Nashville, Tennessee 37214
(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 15th day of May, 19 87

Warren Gordon Colson, Jr.

Earlene M. Colson

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 Warren Gordon Colson, Jr. and wife, Earlene M. Colson

the bargainor _____, 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 Nashville, Tennessee, this 15th day of May, 1987.

Commission expires My Commission Expires Sept. 11, 1990

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who his oath himself upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) (they) as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes 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

WARRANTY DEED

FROM
Warren Gordon Colson, Jr.

TO
Mary E. Grace

RETURN TO:
CUMBERLAND TITLE COMPANY
1187 Vultee Boulevard
Nashville, Tennessee 37217

EDWARD SEDDON
ATTORNEY - AT - LAW
1187 Vultee Boulevard
Nashville, Tennessee 37217

2.7.610

IDENTIFICATION REFERENCE

MAY 20 . 8 15 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____ BOOK 7241 PAGE 669

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			67700.61- CAMT. 189.56 CSTAX .50 PRFEE 6.00 WDEED CHECK 196.06- .00	

9177A05/20/87 BAL

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2.7.6 1 0

IDENTIFICATION REFERENCE

MAY 20 8 15 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 83679