BOOK 7233 PAGE 829

THIS INSTRUMENT PREPARED BY:
CLEMENT, GIBSON, MOSSMAN & PATE
Suite 202, Noel Place
200 Fourth Avenue North
Nashville, Tennessee 37201

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $65,000.00

KENNETH ROSSON PENCE

Subscribed and sworn to before me this 17th day of July, 1991.

NOTARY PUBLIC

My Commission Expires: 1-31-94

WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
WILLIAM L. COLLEY and wife, ANNE T. COLLEY 420 Baxter Road Joelton, Tennessee 37080	Metropolitan Federal Savings & Loan P. O. Box 995 Nashville, Tennessee 37202-0995
MORTGAGEE: METROPLITAN FEDERAL SAVINGS & LOAN P. O. Box 995 Nashville, Tennessee 37202-0995	Map and Parcel No: Map 8; Parcel 3 Map 8; Parcel 3.1

For and in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid by the herein named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption of the Deed of Trust of record in Book 5365, page 967, Register's Office for Davidson County, Tennessee, in the original principal amount of FORTY-FIVE THOUSAND AND NO/100 ($45,000.00) DOLLARS;

WE, Kenneth Rosson Pence and Donna Marie Pence Wilson, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto William L. Colley and wife, Anne T. Colley, herinafter called the Grantees, their heirs and assigns forever, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

A tract of land in the Fourteenth (14th) Civil District of Davidson County, Tennessee, described according to a survey made by Hickerson and Hickerson, Engineers, dated February 22, 1964, as follows:

Beginning at an iron pin, the northwest corner of the property conveyed to B.A. Rediker and wife, by deed of record in Book 1227, page 94; thence, North 86 deg. 23' East 935.4 feet to a point in the northwesterly margin of Baxter Road; thence, with the margin of the same, southwestwardly 850 feet, more or less, to a point in the westerly boundary line of the Rediker property; thence, North 15 deg. 30' East 166 feet to an iron pin; thence North 87 deg. West 115.5 feet to an iron pin; thence, North 42 deg. West 148.5 feet to an iron pin, the point of beginning, containing 4.1 acres, more or less.

Being the same property conveyed to Kenneth Rosson Pence by deed from Joe T. McEwen, Jr. of record in Book 4852, page 633, Register's Office for Davidson County, Tennessee.

Donna Marie Pence Wilson, former wife of Kenneth Rosson Pence, joins in this conveyance to convey any right title and interest she may have in the above described property by virtue of her marriage to Kenneth Rosson Pence.

THIS IS IMPROVED PROPERTY KNOWN AS: 4120 Baxter Road, Joelton, Tennessee 37080.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto to the said Grantees, their heirs, successors 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.

IN WITNESS WHEREOF, Kenneth Rosson Pence and Donna Marie Pence Wilson, have hereunto set their hands on this _____ day of July, 1987.

4 6 3 3 0

IDENTIFICATION REFERENCE

Jul 15 2 11 PM '87

RUSH

KENNETH ROSSON PENCE

DONNA MARIE PENCE WILSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Kenneth Rosson Pence, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand at office, this _____ day of July, 1987.

NOTARY PUBLIC

My Commission Expires:

_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Donna Marie Pence Wilson, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand at office, this _____ day of July, 1987.

NOTARY PUBLIC

My Commission Expires:

_____

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

RECEIVED OF _____

FOR _____

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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
			660[illegible].00- CAPI.	
			182.60 STAT	
			.50 PRFE	
			6.00 MORT	
			CHECK 188.50-	
06/A07/16/87			PAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

46380

IDENTIFT REFERENCE

JUL 16 1 28 PM '87

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 104721