FILE BOX 3

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 7774 PAGE 297

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50,000.00

Robert S Colgan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF February, 19 89

Notary Public

MY COMMISSION EXPIRES: 2-28-91
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY AT LAW

25 Century Blvd. - Suite 405, Nashville, TN 37214 | 111 West College Street, Murfreesboro, TN 37130 | 719 N. Second Street, Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert S. Colgan (NAME)	National Mortgage Company (NAME)	MAP 104-5
109 39th Avenue North (ADDRESS)	4041 Knight Arnold Road (ADDRESS)	PARCEL 12
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Memphis, Tennessee 38118 (CITY) (STATE) (ZIP)	25W-08240

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, James T. Saeger and Stephanie Saeger

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert S. Colgan and wife, Rhonda L. Colgan

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 the northerly 48 feet of Lot No. 67 on the Map of the Subdivision of a part of West Grove Subdivision, of record in Book 421, Page 87, Register's Office for said County.

Said part of said Lot fronts 48 feet on the westerly side of 39th Avenue North and runs back between parallel lines, 160 feet to an alley.

Being the same property conveyed to James T. Saeger and wife, Stephanie Saeger by deed from Hazel D. Shockley, unmarried, of record in Book 5346, page 538, Register's Office for said County.

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

09654

TENNESSEE REAL ESTATE TRANSFER

FEB 17 9 46 AM '89

HAZEL WHITE REGISTER DAVIDSON COUNTY

8018 02/17 0101 03CHECK 171.50

unimproved ( )
This is improved (X) property, known as 109 39th Avenue North, Nashville, TN 37209
(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 hand s this 15th day of February 19 89

James T. Saeger
James T. Saeger

Stephanie Saeger
Stephanie Saeger

BOOK 7774 PAGE 298

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 James T. Saeger and Stephanie Saeger

the bargainor S, 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 February 19 89

Commission expires 9-13-91

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 upon (his oath / their several oaths) acknowledged (himself / 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

James T. Saeger and Stephanie Saeger

TO

Robert S. Colgan and wife, Rhonda L. Colgan

RETURN TO:

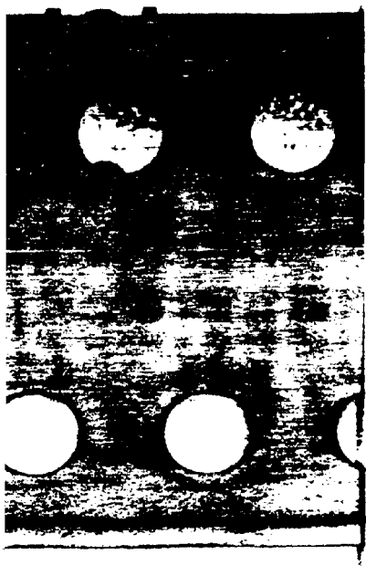
CUMBERLAND TITLE COMPANY

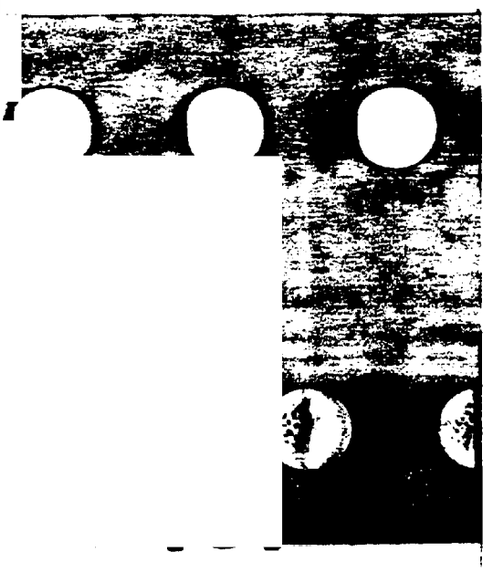
☒ 25 Century Blvd. - Suite 405
Nashville, Tennessee 37214

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☐ 719 N. Second Street
Clarksville, Tennessee 37040

EDWARD SEDDON
ATTORNEY-AT-LAW





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7774 PAGE 299

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 50000.00
				CON TX 165.00
				PRFEE 0.50
				WDEED 6.00
				TOTAL 171.50
				CHECK 171.50
02/17/89	01			09:47 0001 8018

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09654

IDENTIFICATION

FEB 17 9 46 AM '89

FELIX Z. WILSON, II
DAVIDSON COUNTY

No. 182476