WARRANTY DEED

This instrument was prepared by:
SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 2707
Nashville, Tennessee 37219

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO:
Bill Colson and wife, Kay Colson 2012 Beech Avenue Nashville, TN 37204	SAME	Map 105-10 Parcel 169

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $60,000.00

Bill Colson
Affiant

Subscribed and sworn to before me this 12th day of December, 1990.

Notary Public

My Commission Expires:
3-26-94

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Brenda Joyce Reid Duff and husband, LeRoy T. Duff, hereinafter referred to as Grantors, have bargained and sold, and by these presents do transfer and convey unto Bill Colson and wife, Kay Colson, hereinafter referred to as 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 northerly 55 feet of the southerly 110 feet of Lot No. 103 on the Waverly Land Company's Plan of Lots called Waverly Place, as of record in Book 57, page 95, Register's Office for said County.
>
> Said part of Lot No. 103 fronts 55 feet on the easterly side of Beech Avenue and runs back 192 feet more or less on the north line and 197 feet more or less on the south line, to an alley and shows 55 feet on said alley.
>
> Being the same property conveyed to Parthenia R.Hill by deed from Mattie R. Reavis, a widow as of record in Book 4325, page 414, said Register's Office. The said Parthenia R. Hill having since died, the property is vested in Brenda Joyce Reid Duff by Will Book 150, page 732, Probate Court Clerk's Office No. 76250, Davidson County, Tennessee.

This is improved property, known as 2014 Beech Avenue, Nashville, Davidson County, Tennessee 37204.

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 we do covenant with the said Grantees that we are seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as above mentioned, and taxes for the year 1990 which the Grantees herein assume and agree to pay.

AND we do further covenant and bind ourselves, and our heirs and representatives, 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.

WITNESS our hands this 12th day of December, 1990.

Brenda Joyce Reid Duff
Brenda Joyce Reid Duff

Leroy T. Duff by BJD
Leroy T. Duff

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 12th day of December, 1990, before me personally appeared Brenda Joyce Reid Duff and husband, Leroy T. Duff, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and seal, at office in Nashville, Davidson County, Tennessee, this 12th day of December, 1990.

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:

3-26-94

79405

IDENTIF. TREFERENCE

DEC 13 2 58 PM '90

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

9128 12/13 0101 03CHECK 205.00

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OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8257 PAGE 30

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 60000.00
CON TX 198.00
PRFEE 1.00
WDEED 6.00
TOTAL 205.00
CHECK 205.00

12/13/90 01 14:57 0001 9128

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

79405

IDENTIF. REFERENCE

DEC 13 2 58 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 381560