THIS INSTRUMENT PREPARED BY:

WATTS, UNDERWOOD & RUBENFELD, ATTORNEYS
2000 Richard Jones Road, Suite 150
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this, transfer is $50,000.00.

Gregg E. Colson
Affiant

Subscribed and sworn to before this 15th day of May, 1991.

Notary Public

My Commission Expires: 1-3-94

WATTS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

BOOK 8354 PAGE 43

| Address New Owner: | Send Tax Bills to: | Map/Parcel Nos. |
|---|---|---|
| GREGG E. COLSON<br>1703 Russell Street<br>Nashville, Tennessee 37206 | FIRST TENNESSEE BANK<br>P.O. Box 1000 Dept. 47<br>Memphis, Tennessee<br>38148 | MAP 83-14<br>PARCEL 366<br>23W 05765 |

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of FIFTY THOUSAND AND 00/100 DOLLARS ($50,000.00), cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, we, **NANCY K. PECKHAM and husband, JAMES L. PECKHAM,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **GREGG E. COLSON, unmarried,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the westerly 30.0 feet of Lot No. 95 and the easterly 20.0 feet of Lot No. 96 in the subdivision of Priest Home Place, an unrecorded plan; being all of the property conveyed in Book 7320, page 558, Register's Office for Davidson County, Tennessee; and further described according to a survey by Campbell Surveying Company, Inc., dated May 23, 1988, as follows:

SAID parts of Lots Nos. 95 and 96 front together 50.0 feet on the northerly margin of Russell Street and run back between parallel lines, 160.0 feet to a dead line in the rear, whereon it measures 50.0 feet.

BEING the same property conveyed to Nancy K. Peckham and husband, James L. Peckham, by deed from Home Savings of America, F.A., of record in Book 7998, page 644, Register's Office for Davidson County, Tennessee.

This is improved property known as 1703 Russell Street, Nashville, Tennessee 37206.

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 belonging to the said GRANTEE, his 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 GRANTEE, his 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.

IN WITNESS WHEREOF we have hereunto set our hands on this the 15th day of May, 1991.

NANCY K. PECKHAM

JAMES L. PECKHAM

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 NANCY K. PECKHAM and husband, JAMES L. PECKHAM, the bargainors, 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 this 15th day of May, 1991.

Notary Public

My Commission Expires:

1-23-94

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE

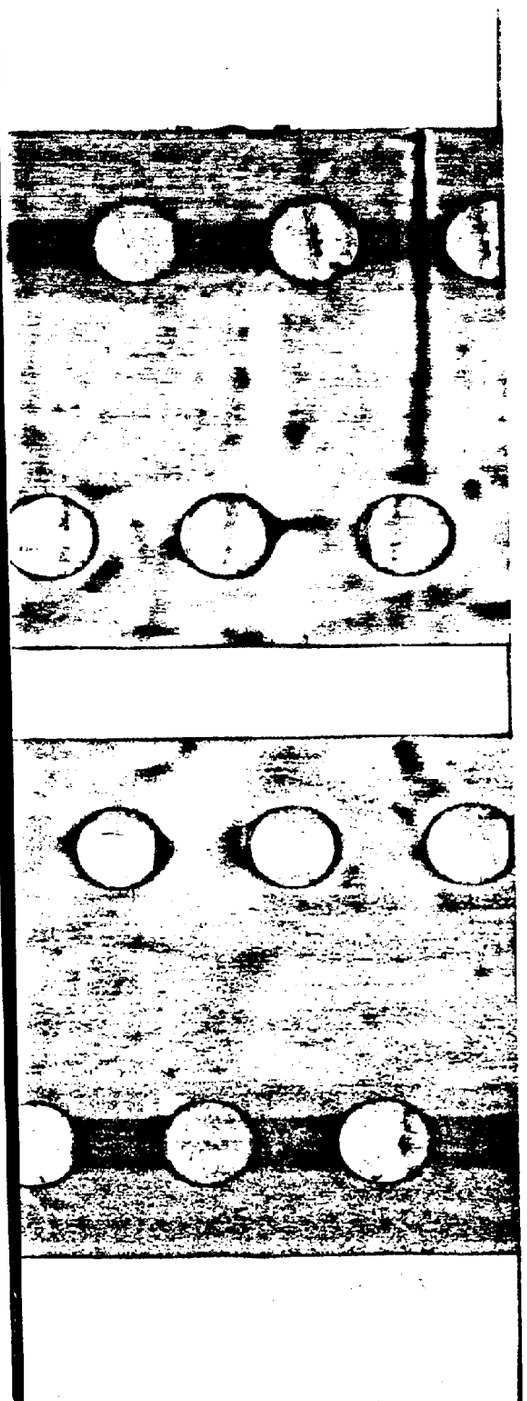
151.10

IDENTIFICATION REFERENCE

MAY 17 10 50 AM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

3048 05/17 0101 03CHECK 172.00



**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 8354 PAGE 45

| | | |
|---|---|---|
| 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 1.00
WDEED 6.00
TOTAL 172.00
CHECK 172.00

05/17/91 01 10:51 0001 3048

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

15.11.0.

IDENTIFICATION REFERENCE

MAY 17 10 50 AM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 422641