THIS INSTRUMENT PREPARED BY:
HAYNES, WALKER AND FREEMAN
140 North Main Street
Goodlettsville, TN 37072

BOOK 9039 PAGE 655

NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL #
Ann Howard 109 Wilshire Court Goodlettsville, TN 37072	same address	26-6-51

WARRANTY DEED

THIS INDENTURE, made this 30th day of July, 1993, between Sam Colbert, and wife, Brenda Evans Colbert, hereinafter "GRANTOR," and Ann Howard, hereinafter "GRANTEE."

WITNESSETH:

That GRANTOR, for and in consideration of the sum of TEN and no/100 Dollars ($10.00) and for other good and valuable consideration in hand paid by GRANTEE, the receipt and of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does now hereby grant, bargain, sell and convey unto GRANTEE the following described premises, with the hereditaments and appurtenances thereto appertaining, to-wit:

> Land in Davidson County, Tennessee, being Lot No, 105 on the Plan of Windsor Green, Phase I, Section I, as of record in Book 6250, page 31, Register's Office for said County, to which reference is hereby made for a more complete and accurate description thereof.
>
> Being the same property conveyed to Samuel A. Colbert and Brenda Evans, by deed from Amy Frances Stewart Colbert and wife, Melvin E. Colbert, of record in Book 7892, page 749, Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said premises to the said GRANTEE, its successors and assigns forever.

And GRANTOR, for itself, its representatives, successors, and assigns, does hereby covenant with GRANTEE, its representatives, successors, and assigns, that GRANTOR is lawfully seized in fee simple of the premises herein conveyed; has full power, authority and right to convey the same; that GRANTOR will forever warrant defend the title thereto against the lawful claims of all persons whomsoever; and that such premises are free from all encumbrances except for the lien of current ad valorem real property taxes, easements and restrictions of record.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATIONS AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED ABOVE. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED. The terms "GRANTOR" AND "GRANTEE" and any prounouns shall be read in the singular and plural number and in such gender as the context may require.

IN WITNESS WHEREOF, the GRANTOR has caused this instrument to be executed this the date first above written.

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Samuel A. Colbert
GRANTOR

Brenda K Evans Colbert
GRANTOR

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Sam Colbert and Brenda Evans Colbert, of said county, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 30th day of July, 1993.

Patricia B Edwards
NOTARY PUBLIC

My commission expires: 7/27/96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transfer is $100.

Jodal Moore
Affiant

Subscribed and sworn to before me, this the 30th day of July, 1993.

Patricia B Edwards
Notary Public

My Commission expires: 7/27/96

49348
IDENTIF. & REFERENCE

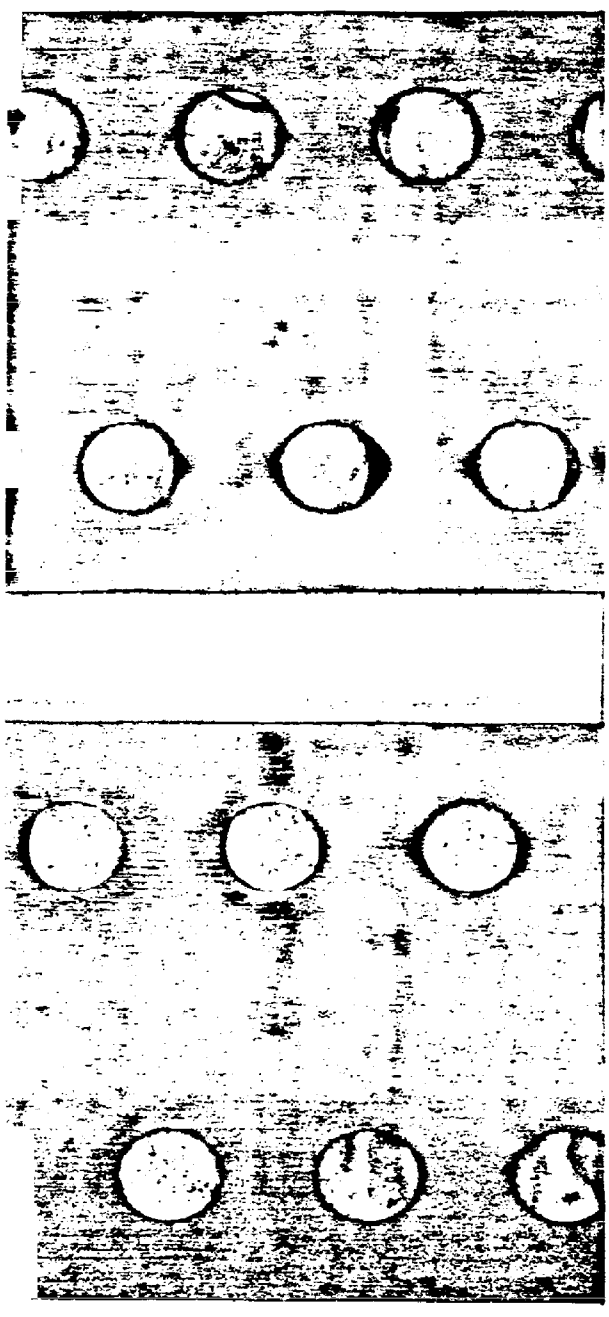
STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 82,000

Jodal Moore
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF August, 1993.

D. Chandler
Deputy Register

4861 08/06 0101 03CHECK 312.40



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9039 PAGE 657

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
			CHMT	82000.00
			CON TX	303.40
			PRFEE	1.00
			WDEED	8.00
			TOTAL	312.40
			CHECK	312.40

08/06/93 01 11:07 0001 6861

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

49348
IDENTIF. & REFERENCE

93 AUG -6 AM 11:07
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 683238