THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 66,900.00

Linda Marie Gerace
Affiant

Subscribed and sworn to before me, this 30th day of June 1994

Mitchell A Watts
Notary Public

My Commission Expires: 11-22-97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
LINDA MARIE GERACE 1703 Russell Street Nashville, Tennessee 37206	First Tennessee Bank P.O. Box 474 Memphis, Tennessee 38101	MAP 83-14 PARCEL 366

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SIXTY SIX THOUSAND NINE HUNDRED AND NO/100-- ($ 66,900.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, I , GREGG E. COLSON, UNMARRIED hereinafter called the Grantor___, have bargained and sold, and by these presents do transfer and convey unto LINDA MARIE GERACE, UNMARRIED hereinafter called the Grantee___, her 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 Lot 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 mesures 50.0 feet.

BEING the same property conveyed to Gregg E. Colson, unmarried, by deed from Nancy K. Peckham and husband, James L. Peckham, of record in Book 8354, page 43, Register's Office for Davidson County, Tennessee.

67621
IDENTIF. & REFERENCE

94 JUL -5 AM 11:21
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

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

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___, her heirs and assigns, forever.

GRANTOR___ COVENANT s with the said GRANTEE___ that he is lawfully seized and possessed of said land in fee simple, has good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Priest Home Place an unrecorded plan not of record in the Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and binds himself___, his___ heirs and representatives to warrant and forever defend the title to the said GRANTEE___, her___ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 30th day of June, 19 94.

GREGG E. COLSON

MITCHELLA WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 GREGG E. COLSON, UNMARRIED, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of June, 1994.

My Commission Expires: November 22, 1997

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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 _____ oath___ acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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 this _____ day of _____, 19 ____.

My Commission Expires: _____

Notary Public

3224 07/05 0101 03CHECK 256.53

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

RECEIVED OF _____

FOR _____

BOOK 9397 PAGE 323

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
				CAMT 66900.00
				CON TX 247.53
				PRFEE 1.00
				WDEED 8.00
				TOTAL 256.53
				CHECK 256.53
07/05/94	01			11:22 0001 3224

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

67621
IDENTIF. & REFERENCE

94 JUL -5 AM 11:21
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 809877