THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
P. O. Box 904
303 Frances Street
Goodlettsville, Tennessee 37070-0904

mail

WARRANTY DEED

BOOK 9683 PG 801

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
William M. Colson, et ux 2012 Beech Ave Nashville, Tn. 37204	Same as New Owner	Map 82-2 Parcels 8 and 19 Field Book 12DA 17150 and 12DA 23195

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, HELEN DOROTHY PATTERSON and RUTH EVELYN WARDELL, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto WILLIAM M. COLSON and wife, KATHERINE L. COLSON, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> A certain lot or parcel of land in Davidson County, Tennessee being Lots Nos. 9, 11-16 on the Plan of the Resubdivision of the property of the Mary R. Brown heirs, described according to a survey dated March 15, 1995 by Ray G. Cole, Registered Land Surveyor, License No. 924 (Job No. 95-1387) as follows:
>
> BEGINNING at an iron pin in the westerly margin of Dickerson Pike (said point being South 14 degrees 13' 30" West 50.00 feet from the southeast corner of the intersection of Huff Avenue (abandoned) and Dickerson Pike); thence from said point of beginning, with the westerly margin of Dickerson Pike South 14 degrees 13' 30" West 33.63 feet to an iron pin; thence, South 15 degrees 59' 17" West 16.37 feet to an iron pin; thence, leaving Dickerson Pike North 76 degrees 23' 34" West 132.07 feet to an iron pin; thence, South 15 degrees 58' 19" West 25.00 feet to an iron pin; thence, North 74 degrees 03' 36" West 290.00 feet to an iron pin; thence, North 17 degrees 20' 50" East 125.00 feet to an iron pin; thence, South 74 degrees 04' 03" East 287.00 feet to an iron pin; thence, South 15 degrees 58' 19" West 50.00 feet to an iron pin; thence, South 76 degrees 23' 34" East 131.05 feet to the point of beginning and containing 42,634 square feet, more or less.
>
> BEING a part of the same property conveyed to Helen Dorothy Patterson and Ruth Evelyn Wardell by deed from Robert Edgar Holt of record in Book 7488, page 39, said Register's Office.
>
> The foregoing description was prepared from a survey dated March 15, 1995, by Ray G. Cole, Registered Land Surveyor, No. 924.

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1995, which are a lien but not yet due and payable, and which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due.

2. Subject to any and all matters as they may appear on the Plan of record in 314, pages 540 and 541, said Register's Office.

And WE, the GRANTORS, 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.

BETTIE McCASKILL executes this Warranty Deed as Attorney-in-Fact for RUTH EVELYN WARDELL, under a Power of Attorney being recorded simultaneously herewith in the Register's Office for Davidson County, Tennessee.

KATHERINE L. COLSON executes this Warranty Deed as Attorney-in-Fact for WILLIAM M. COLSON, under a Power of Attorney being recorded simultaneously herewith in the Register's Office for Davidson County, Tennessee.

EUGENE C. WARDELL, husband of RUTH EVELYN WARDELL, joins in this conveyance to convey any and all right, title or interest which he may have in and to the real property described herein, marital or otherwise.

HELEN DOROTHY PATTERSON represents and warrants that she is a single woman.

WITNESS our hands on this the 26th day of May, 1995.

"GRANTORS"

Helen Dorothy Patterson
HELEN DOROTHY PATTERSON

Ruth Evelyn Wardell
RUTH EVELYN WARDELL
By: BETTIE McCASKILL, Attorney In Fact

Eugene C. Wardell
EUGENE C. WARDELL

"GRANTEES"

William M. Colson
WILLIAM M. COLSON
By: KATHERINE L. COLSON, Attorney In Fact

Katherine L. Colson
KATHERINE L. COLSON

95 MAY 30 AM 10:23
REGISTER
DAVIDSON COUNTY, TN.

00064878
IDENTIF. & REFERENCE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HELEN DOROTHY PATTERSON, EUGENE C. WARDELL and KATHERINE L. COLSON, 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, at office, this the 26th day of May, 1995.

Patsy C. Dawson
NOTARY PUBLIC

My Commission Expires: 12/6/97

STATE TAX
CLERK FEE
RECORDING FEE
TOTAL
CHECK
1790-50

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

On this the 26th day of May, 1995, before me, personally appeared BETTIE McCASKILL, to me known to be the person who executed the foregoing instrument on behalf of RUTH EVELYN WARDELL, and acknowledged that she executed the same as the free act and deed of the said RUTH EVELYN WARDELL.

WITNESS my hand, at office, this the 26th day of May, 1995.

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12/6/97

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

On this the 26th day of May, 1995, before me, personally appeared KATHERINE L. COLSON, to me known to be the person who executed the foregoing instrument on behalf of WILLIAM M. COLSON, and acknowledged that she executed the same as the free act and deed of the said WILLIAM M. COLSON.

WITNESS my hand, at office, this the 26th day of May, 1995.

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12/6/97

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

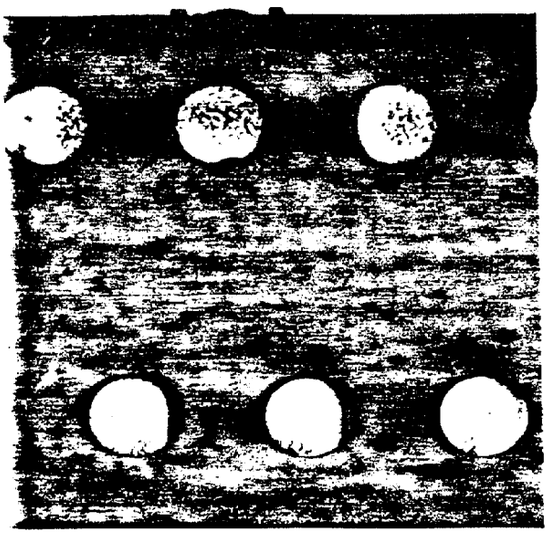
The actual consideration or value, whichever is greater, for this transfer is $48,000.00.

Katherine L. Colson
Affiant

Sworn to and subscribed before me, this the 26th day of May, 1995.

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12/6/97



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

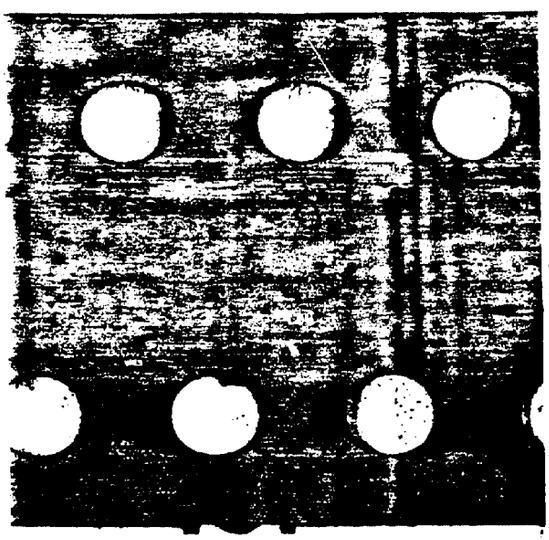
RECEIVED OF _____

FOR _____

BOOK 9683 PG 804

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 48000.00
CON TX 177.60
PRFEE 1.00
WDEED 12.00
TOTAL 190.60
CHECK 190.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/30/95 01 10:25 0001 5519

00648 78
IDENTIF. # REFERENCE

95 MAY 30 AM 10: 23

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 914845