THIS INSTRUMENT PREPARED BY:

JAMES C. DALE III
Attorney at Law
221 4th Ave. N., 5th Fl.
Nashville, TN 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Two Hundred Sixty-Five Thousand and No/100 Dollars ($265,000.00).

Patricia K. Colton
AFFIANT

Subscribed and sworn to before me this 21st day of June, 1995.

James C. Dale III
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

MY COMMISSION EXPIRES: 7/25/98

00724405
IDENTIF. # REFERENCE

95 JUN 22 AM 10:03
FELIX A. HALL JR. REGISTER
DAVIDSON COUNTY, TN.

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS:	MAP/PARCEL NO.:
J. Overton Colton and Wife, Amy P. Colton 6141 Chickering Court Nashville, TN 37215	SAME	144-14 18 FH-04105

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, VINCENT P. DUFFY, JR., and wife, JEANNE F. DUFFY, herein Grantors, have bargained and sold, and by these presents do transfer and convey unto J. OVERTON COLTON and wife, AMY P. COLTON, the Grantees herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

> Being Lot No. 46 on the Plan of Chickering Valley as of record in Plat Book 2331, Pages 121-123, Register's Office for said County, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Vincent P. Duffy, Jr., and wife, Jeanne F. Duffy, by deed from Howard McNeese and wife, Nancye McNeese, of record in Book 6120, Page 427, said Register's office.

This conveyance is subject to the following:

(1) Property taxes for 1995 which have been prorated and assumed by the Buyers;

(2) Restrictive covenants contained in an instrument of record in Book 2542, Page 25, Register's Office for said County; and

(3) All matters shown on the Plan of Record in Book 2331, Page 121, said Register's Office.

This is improved property known as 6141 Chickering Court, Nashville, Tennessee 37215.

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 Grantors do covenant with the said Grantees that they 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 Grantors do further covenant and bind themselves, their heirs and assigns 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.

WITNESS our hands this 21 day of June, 1995.

VINCENT P. DUFFY, JR.

JEANNE F. DUFFY

"GRANTORS"

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, James C. Dale III, a Notary Public in and for said County and State, the within named **VINCENT P. DUFFY, JR.**, and wife, **JEANNE F. DUFFY**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

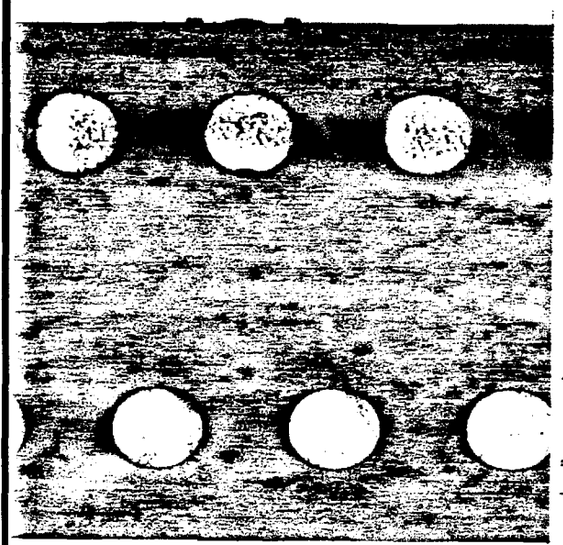
WITNESS my hand and official seal at Nashville, Tennessee, this 21st day of June, 1995.

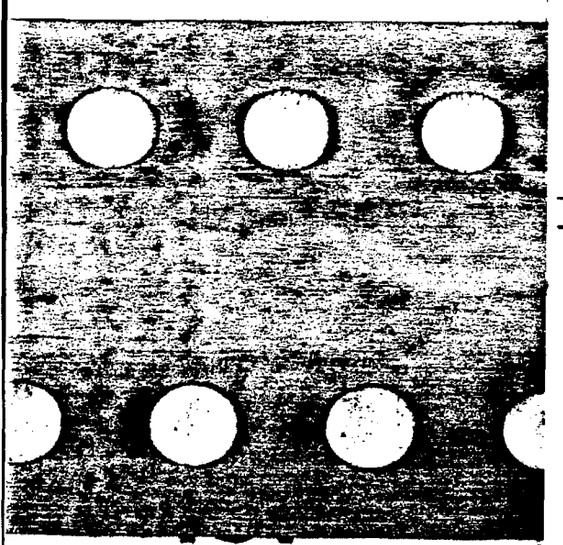
JAMES C. DALE, III NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

James C. Dale III
NOTARY PUBLIC

MY COMMISSION EXPIRES: 7/25/98

3835 06/22 0101 03CHECK 989.50





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

RECEIVED OF _____

FOR _____

BOOK 9709 PG 424

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 265000.00
CON TX 980.50
PRFEE 1.00
MTGEE 8.00
TOTAL 989.50
CHECK 989.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/22/95 01 10:05 0001 3835

0072405
IDENTIF. ↑ REFERENCE

95 JUN 22 AM 10:03
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 923044