BOOK 9749PG 19

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

ADDRESS NEW OWNER:
Wanda Williams and Robert H. Braswell
168 Charleston Park
Nashville, TN 37205

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 94-1
PARCEL 137
18W-14110

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, William M. Colson, married hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Wanda Williams and Robert H. Braswell, as tenants in common, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 4, on the Map of the Subdivision of Lot No. 3 of the N. H. Hobson Lands, of record in Plat Book 421, Page 78, Register's Office for Davidson County, Tennessee, described as follows:

SAID Lot No. 4 fronts 50.3 feet on the westerly side of South 12th Street, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to William M. Colson, by Quitclaim Deed from Katherine L. Colson of record in Book 6856, Page 458, Register's Office for Davidson County, Tennessee.

This is part of the same description as in previous deed of record.

This Property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record.

Taxes for 1995 have been pro-rated and assumed by Grantee(s).

Katherine L. Colson joins in the execution of this instrument to convey whatever interest she may have, especially marital rights.

This is improved property known as 804 S. 12th Street, Nashville, TN 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 Wanda Williams and Robert H. Braswell, their heirs and assigns, forever; and I, William M. Colson and wife, Katherine L. Colson 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 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 Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 31st day of July, 1995.

William M. Colson

Katherine L. Colson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named William M. Colson and Katherine L. Colson 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 31st day of July, 1995.

NOTARY PUBLIC

My Commission Expires: 3/22/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 16,000.00.

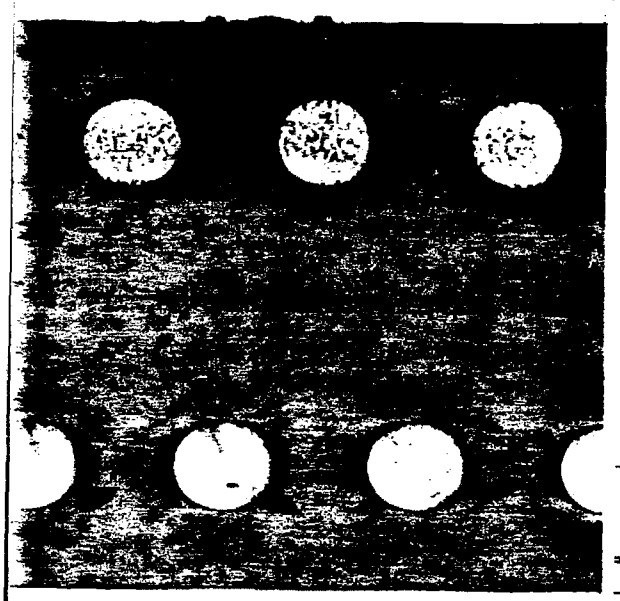
AFFIANT

Subscribed and sworn to before me this 31st day of July, 1995.

NOTARY PUBLIC
My Commission Expires: 3/22/97

00085106
IDENTIF. & REFERENCE
95 AUG -2 AM 10:43
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

7703 08/02 0101 03CHECK 68.20



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

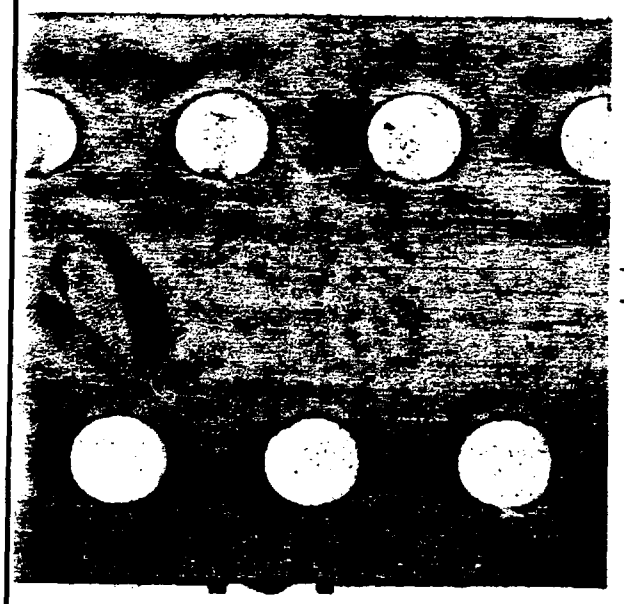
RECEIVED OF _____

FOR _____

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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	16000.00
CON TX	59.20
PRFEE	1.00
WDEED	8.00
TOTAL	68.20
CHECK BANK	68.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID

08/02/95 01 10:46 0001 7703

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FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

00851 06

IDENTIF. ↑ REFERENCE

No. 936737