BOOK 10035 PG 471

[ADDRESS NEW OWNER:]	SEND TAX BILL TO:]	MAP-PARCEL NOS.]
[ ]	]	]
[Donald W. Adcox]	Leader Federal Bank for Savings]	MAP and PARCEL]
[Christine W. Adcox]	Attn: Tax Dept.]	]
[2309 Castlewood Drive]	158 Madison Avenue]	84-15-70]
[Nashville, TN 37214]	Memphis, TN 38103]	]

[This instrument prepared by: Smith & Archer, P.C., 2605 Elm Hill Pike, Suite C]
[, Nashville, TN 37214 (Davidson County - Box 27B)]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **James Richard Colby and Margaret A. Colby, husband and wife** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Donald W. Adcox and Christine W. Adcox, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 68 on the Plan of Section II, Castlewood Estates, of record in Book 2331, Page 91, Register's Office for said county.

Said Lot No. 68 fronts 156 feet on the south side of Castlewood Drive and runs back between lines 178 feet on the east line and 183.2 feet on the west line to a dead line on which it measures 200 feet.

BEING the same property conveyed to J. Richard Colby and wife, Helen H. Colby by warranty deed from Ernest W. Logan and wife, Dorothy L. Logan of record in Book 4235, Page 734, Register's Office, Davidson County, Tennessee. The said Helen H. Colby predeceased J. Richard Colby leaving J. Richard Colby as the surviving tenant by the entirety. See also quitclaim deed appearing of record in Book 7242, Page 431, said Register's Office, vesting title in J. Richard Colby and wife, Margaret A. Colby as tenants by the entirety.

This is property with a common address of 2309 Castlewood Drive, Nashville, TN 37214. This is one and the same property as 2309 Crestwood Drive, Nashville, TN 37214 as inaccurately stated in the prior quitclaim deed of record in Book 7242, Page 431, said Register's Office.

James Richard Colby is one and the same person as J. Richard Colby.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 2331, Page 91, said Register's office and all matters therein; 3) Restrictive Covenants of record in Book 2450, Page 469, and in Book 2488, Page 295, said Register's office; 4) Sanitary Sewer and/or Storm Drainage Easement of record in Book 4888, Page 721, said Register's office.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]
[The actual consideration or value, whichever is greater for this]
[transfer is $129,000.00]
[ ]
[Affiant]
[Subscribed and sworn before me this 26th day of April, 1996.]
[ ]
[My Commission Expires: 5/23/98 Notary Public]

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TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **26th** day of **April, 1996**.

X James Richard Colby
James Richard Colby

X Margaret A. Colby
Margaret A. Colby

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **James Richard Colby and Margaret A. Colby, husband and wife** , with whom I am personally acquainted, or who 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 and official seal at **Nashville,**, Tennessee, this **26th** day of **April, 1996**.

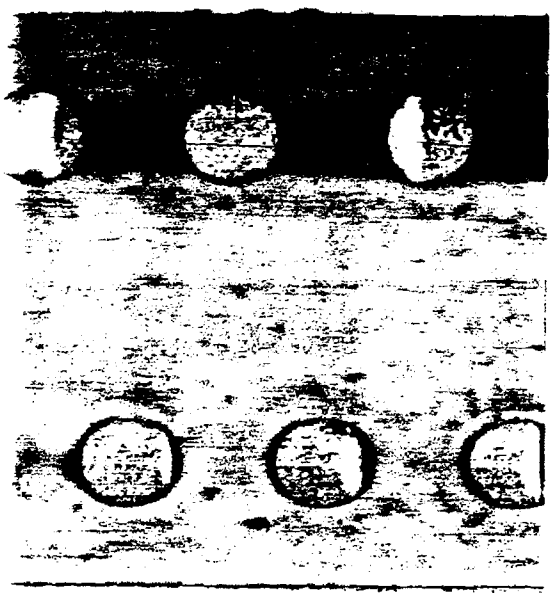
Notary Public
My Commission Expires: 5/23/98

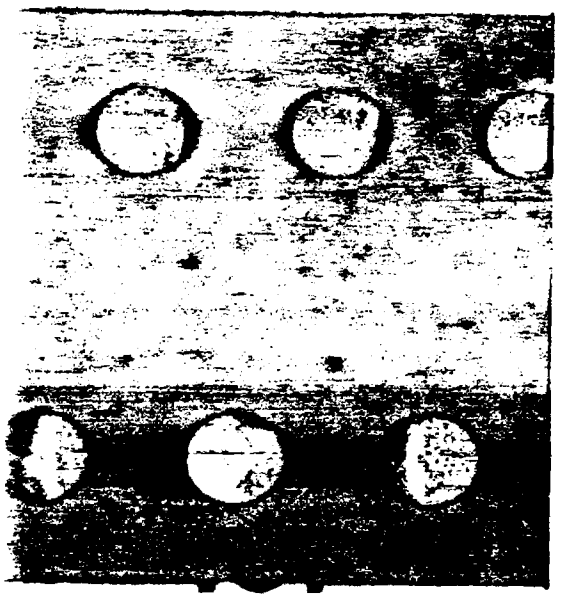
File No. 9604-178

0177371
IDENTIF. & REFERENCE

96 MAY -2 AM 8:36
FELIX E. [illegible] REGISTER
DAVIDSON COUNTY, TN.

5832 05/02 0101 03CHECK 484.30





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 129000.00	
			CON TX 477.30	
			PRFEE 1.00	
			WDEED 8.00	
			TOTAL 486.30	
			CHECK 486.30	
05/02/96	01		08:41 0001 6832	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0177371
IDENTIF. ✦ REFERENCE

96 MAY -2 AM 8:37
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1034867