0208658

IDENTIF. ↑ REFERENCE

PREPARED BY (AND RETURN TO):

**WILKINS & IVEY**
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

96 JUL 30 AM 9:39

FELIX Z. [illegible] II REGISTER
DAVIDSON COUNTY, TN.

W & I Ref: () Title No: 37982
Dav. Co. File: Box 8

BOOK 10136 PG 831

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| James A. Parrish, Jr.<br>4425 Sheppard Place<br>Nashville, Tennessee 37205 | SUNTRUST BANK, NASHVILLE, N. A.<br>201 Fourth Avenue North<br>Nashville, TN 37219 |

**TAX MAP-PARCEL NUMBERS: 130-06-42**

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **David C. Colby and spouse, Karenn W. Colby,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James A. Parrish, Jr., and spouse, Mary Jane Parrish,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being the east half of Lot No. 1 on the Map of the Subdivision of Lots Nos. 12 and 13 and the re-subdivision of Lots 10 and 11, Belle Meade No. 2 of record in Book 421, page 112, Register's Office for said County.

SAID part of said Lot No. 1 fronts 100 feet on the south side of Shepard Place (also known as Sheppard Place) and runs back between parallel lines 200 feet to a dead line, which is the north line of Lot No 1 on the map of subdivision of Block "C" Belle Meade No. 2 of record in Book 421, page 58, Register's Office for said County.

BEING the same property conveyed to David C. Colby and wife, Karenn W. Colby by deed from George H. Shearer, Jr. and wife, Amber M. Shearer of record in Book 9719, page 817, Davidson County, Tennessee.

**Description Reference:** The description is the same as that used in the last deed prior to this transaction..

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

This instrument is executed on behalf of David C. Colby by Karenn W. Colby as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

**This is improved property, known as:** 4425 Sheppard Place, Nashville, Tennessee 37205

**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, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 26th day of July, 1996.

David C. Colby by Karenn W. Colby Atty in Fact
**David C. Colby, By: Karenn W. Colby, Atty-In-Fact**

Karenn W Colby
**Karenn W. Colby**

**State of Tennessee**
**County of Davidson**

On this 26th day of July, 1996, before me the undersigned authority, personally appeared **Karenn W. Colby**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 9/18/99

Notary Public

**State of Tennessee**
**County of Davidson**

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 712000.00

Affiant

Sworn and subscribed before me on the 26th day of July, 1996.

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 9/18/99

Notary Public

BOOK 10130 PG 833

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 **Karenn W. Colby**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of David C. Colby, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 26th day of July, 1996.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: My Commission Expires 9/18/99

My Commission Expires 9/18/99

**EXHIBIT "A"**
**To**
**WARRANTY DEED**

**FROM: David C. Colby and Karenn W. Colby**

**TO: James A. Parrish, Jr.**

## A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

Karenn W. Colby, Affiant
**Karenn W. Colby, Affiant**

Sworn to and subscribed before me this

26th day of July, 1996.

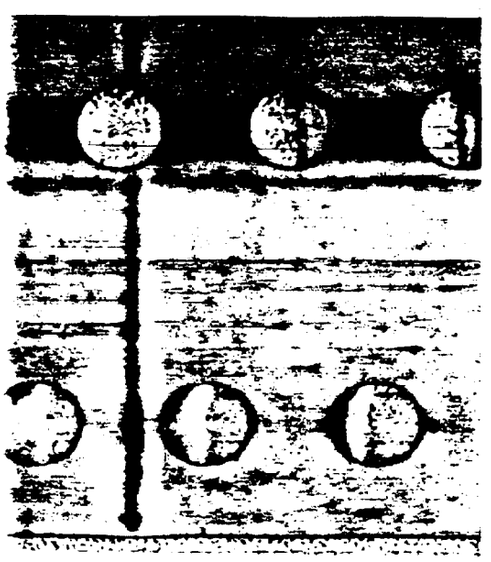
Notary Public

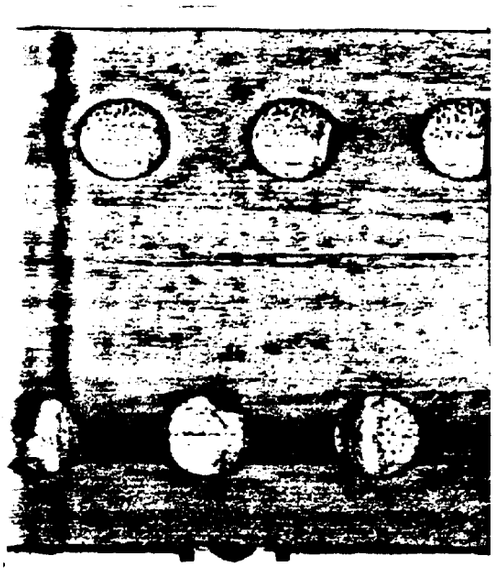
My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 9/18/99

0720 07/30 0101 03CHECK 2647.40





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

RECEIVED OF _____

FOR _____

BOOK 10136 PG 834

| | | |
|---|---|---|
| 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 712000.00 |
| | | | | CON TX 2634.40 |
| | | | | PRFEE 1.00 |
| | | | | MDEED 12.00 |
| | | | | TOTAL 2647.40 |
| | | | | CHECK 2647.40 |
| 07/30/96 | 01 | | | 09:40 0001 0720 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0208658 IDENTIF. ↑ REFERENCE

96 JUL 30 AM 9:39

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1068317