BOOK 10152 PG 816

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:
Timothy Hardin and Belinda Hardin
1738 Old Lebanon Road
Mt. Juliet, TN 37122

Mail

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 83-5
PARCEL 193
23W-11300

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, we, William M. Colson and wife, Katherine L. Colson hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Timothy Hardin and wife, Belinda Hardin, as tenants by the entirety, 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 the easterly part of Lot No. 1, on the Plan of Cobb's Subdivision of the R. K. Brown Property, of record in Plat Book 332, Page 144, Register's Office for Davidson County, Tennessee, described as follows:

SAID part of Lot No. 1 fronts 88 feet on the north side of Seymour Avenue and runs back between lines 47 feet 8 inches on the east side along the west margin of the first alley east of the Gallatin Pike and 53 feet, more or less, on the west line to a south line on Lot No. 2 on which it measures 88 feet.

BEING part of the same propety 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 the same description as in previous deed of record.

THIS conveyance subject to such easements, setback lines and restrictive covenants of record in said Register's Office; Waterline Easement to City of Nashville of record in Book 966, Page 761, said Register's Office.

Taxes for 1996 have been pro-rated and assumed by Grantee(s).

This is improved property known as 1101 Seymour Avenue, 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 Timothy Hardin and wife, Belinda Hardin, their heirs and assigns, forever; and we, 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 5th day of August, 1996.

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, Tennesse, this the 5th day of August, 1996.

NOTARY PUBLIC

My Commission Expires: 1/29/2000

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 20,250.00.

AFFIANT

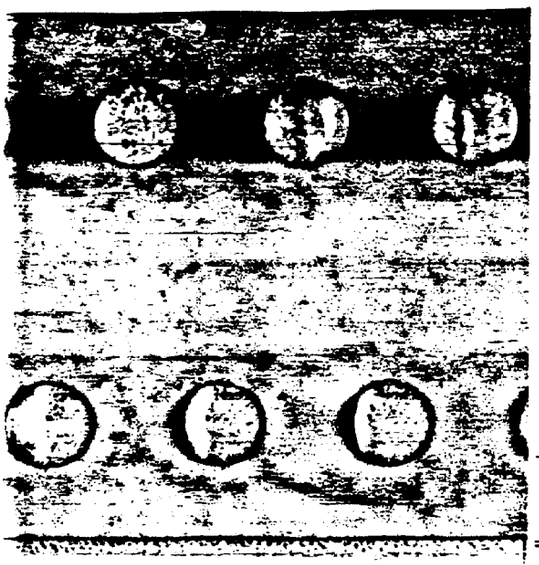
Subscribed and sworn to before me this 5th day of August, 1996.

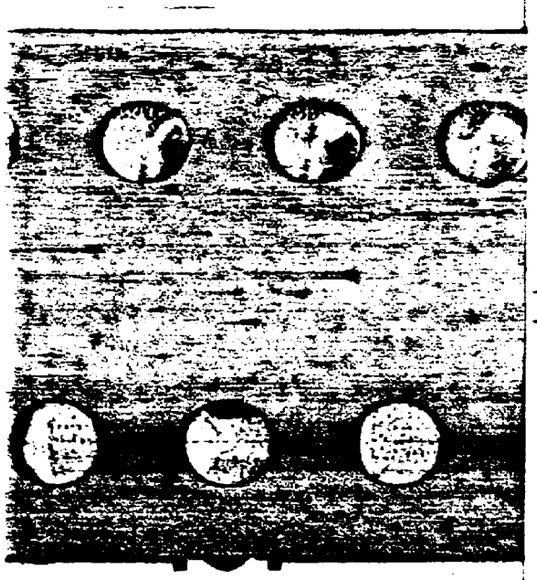
NOTARY PUBLIC
My Commission Expires: 1/29/2000

0213321
IDENTIF. ↑ REFERENCE

96 AUG -9 PM 3:50
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

5712 08/09 0101 03CHECK 83.74





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

RECEIVED OF _____

FOR _____

BOOK 10152 PG 818

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 20250.00
				CON TX 74.74
				PRFEE 1.00
				MDEED 8.00
				TOTAL 83.74
				CHECK 83.74
			08/09/96 01	15:53 0001 5712

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0213321
IDENTIF. ↑ REFERENCE

96 AUG -9 PM 3:50
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1018309