BOOK 10236 PG 188

OLD REPUBLIC
National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

STATE OF TENNESSEE)
COUNTY OF Davidson)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 10,000.00

Phillip E. Colgan
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE ___ DAY OF October, 1996

Lisa A. Cohen
NOTARY PUBLIC

My Commission expires: 11-27-99

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY

COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
PHILLIP E. COLGAN ET UX (NAME)	SAME (NAME)	p/o Map 90-8-148
7900 Old Charlotte Road (ADDRESS)	(ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ Ten Dollars ($10.00) cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

Ray Howard Gailey and Iola Dilday Gailey Samples

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Phillip E. Colgan and wife, Ruth Colgan

hereinafter called the **GRANTEES**, their 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 Lot 2 as shown on the Plan of Gailey Subdivision Resub Lot 10 of record in Book 8250, page 627, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Ray Gailey and wife Jessie Gailey by deed from J.P. Buchanan, Trustee of record in Book 2642, page 1, said Register's Office, the said Ray Gailey having predeceased Jessie Gailey and the said Jessie Gailey having since died.

0239609
IDENTIFICATION REFERENCE
96 OCT 24 PM 1:28
DAVIDSON COUNTY, TN.
REGISTER
PICK-UP

unimproved (X)
This is improved ( ) property, known as (# not assigned yet) part of 712 Croley Drive, Nashville, TN 37209
(House Number) (Street) (City) (State) (Zip)

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. We do covenant with said GRANTEES that we 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 7th day of October, 1996.

Ray Howard Gailey

Iola Dilday Gailey Samples

96 OCT 24 PM 1:28 03CHECK 46.00

INDIVIDUAL ACKNOWLEDGMENTS:

BOOK 10236 PG 189

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 Ray Howard Gailey and Iola Dilday Gailey Samples

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this 7th day of October, 1996

My Commission expires:
November 27, 1999

Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____

Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____

Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

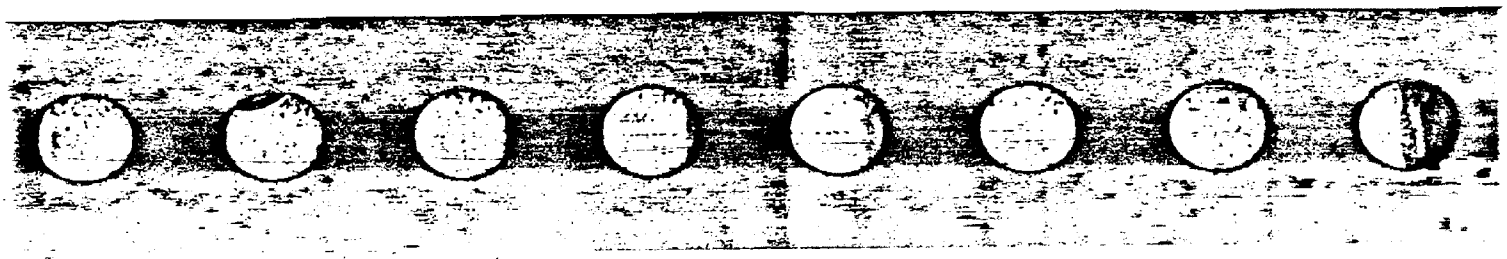
Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

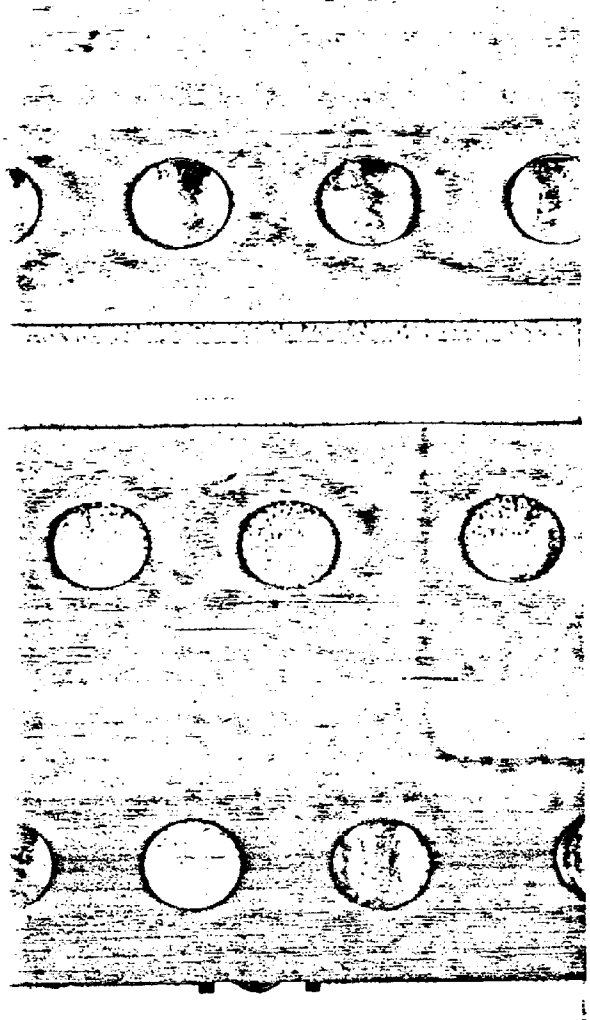
Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____

Notary Public





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10236 PG 190

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	10000.00
CON TX	37.00
PRFEE	1.00
WDEED	8.00
TOTAL	46.00
CHECK	46.00

10/24/96 01 13:31 0001 3793

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0239609
IDENTIF. & REFERENCE

96 OCT 24 PM 1:28

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

№ 1080769

No [redacted]