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

W & I Ref: (cmw) Title No: 38328
Dav. Co. File: Box 8

BOOK 10239 PG 1

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Kemerlee K. Colgan 7423 Huntwick Trail Nashville, TN 37221	Southeastern Mortgage of TN, Inc. 565 Marriott Drive, Suite 250 Nashville, TN 37214

TAX MAP-PARCEL NUMBERS: 127-147 09D 70008

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 **Douglas E. Williams and spouse, Alecia B. Williams,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kemerlee K. Colgan,** 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 Lot No. 33 on the plan of Huntwick Estates Section 2 of record in Book 4860, page 89, Register's Office for said County.

SAID Lot No. 33 fronts 150.00 feet on the easterly margin of Huntwick Trail and extends back 400.15 feet on the northerly line and 404.85 feet on the southerly line to a dead line in the rear, measuring 107.15 feet thereon.

BEING the same property conveyed to Douglas E. Williams and wife, Alecia R. Williams by deed from Herschel L. Lovvorn and wife, Pamela B. Lovvorn of record in Book 9529, page 873, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

The property herein conveyed is subject to restrictive covenants of record in Book 5124 Page 142 said Register's Office, and to the matters set forth in the referenced Plan of record.

This instrument is executed on behalf of Douglas E. Williams and Alecia R. Williams by Ann H. Heard 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: 7423 Huntwick Trail, Nashville, TN 37221

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.

BOOK 10239 PG 2

WITNESS THE EXECUTION HEREOF this 25th day of October, 1996.

Douglas E. Williams

Douglas E. Williams, By: Ann H. Heard, Atty-In-Fact

Alecia B. Williams

Alecia B. Williams, By: Ann H. Heard, Atty-In-Fact

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 166000.00

Affiant

Sworn and subscribed before me on the 25th day of October, 1996.

Notary Public

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

96 OCT 28 PM 1:54

02 40693

IDENTIFICATION REFERENCE

DAVIDSON COUNTY, TN.

627.20 CHECK

12.00 0.00

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 **Ann H. Heard**, 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 **Douglas E. Williams and Alecia R. Williams**, 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 25th day of October, 1996.

Notary Public

My Commission Expires:_____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

EXHIBIT "A"
To
WARRANTY DEED

FROM: Douglas E. Williams and Alecia B. Williams

TO: Kemerlee K. Colgan and Philip B. Treon

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.

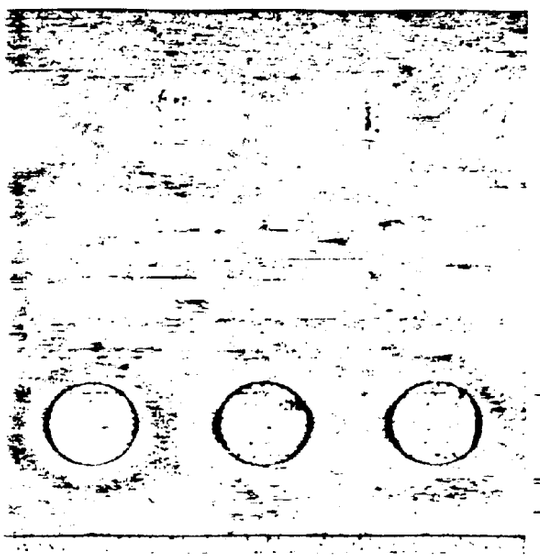
Ann H. Heard
Ann H. Heard, Affiant

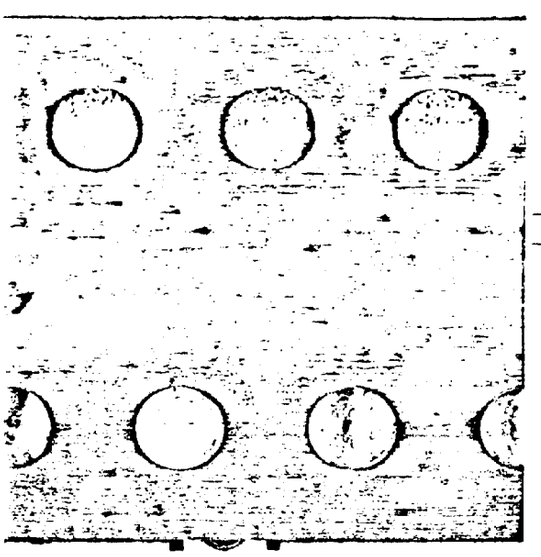
Sworn to and subscribed before me this
25th day of October, 1996.

Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

My Commission Expires:_____





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

RECEIVED OF _____

FOR _____

BOOK 10239 PG 4

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
				166000.00
			CON TX	614.20
			PRFEE	1.00
			MRFEED	12.00
			TOTAL	627.20
			CHECK	627.20
			10/28/96 01	13:55 0001 4952

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0240693
IDENTIF. & REFERENCE

96 OCT 28 PM 1:54
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

№ 1081913

No [redacted]