THIS INSTRUMENT PREPARED BY:

Michael A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 10479 PG 410

The actual consideration or value, whichever is greater, for this transfer is $ 175,000.00

Affiant

Subscribed and sworn to before me, this 2nd day of June 1997

Notary Public

My Commission Expires: 11.22.97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
HUBERT COLLETT 2711 Oakland Avenue Nashville, Tennessee 37212	SAME	MAP 117-4 PARCEL 163

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED SEVENTY FIVE THOUSAND AND NO/100---------- ($ 175,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee s, the receipt of which is hereby acknowledged, I, MICHAEL D. McGRAW, unmarried

hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto HUBERT COLLETT AND WIFE, ELIZABETH ANN COLLETT hereinafter called the Grantee s, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 135 and the northerly six feet of Lot No. 134 on the Plan of Belmont Terrace of record in Book 421, page 101, Register's Office for Davidson County, Tennessee.

SAID Lot No. 135 and the northerly six feet of Lot No. 134 front together 56.0 feet on the northwesterly margin of Oakland Avenue and extend back between parallel lines a distance of 161.5 feet to an alley in the rear.

BEING the same property conveyed to Michael D. McGraw by deed from Kristin A. Simons, unmarried, of record in Book 9619, page 278, Register's Office for Davidson County, Tennessee.

031922

This is improved property known as 2711 Oakland Avenue, Nashville, Tennessee 37212

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 s, their heirs and assigns, forever.

GRANTOR COVENANT s with the said GRANTEEs that he is lawfully seized and possessed of said land in fee simple, has good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Belmont Terrace of record in Book 421, page 101, Register's Office for Davidson County, Tennessee.

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GRANTOR ___ FURTHER COVENANTs ___ and bind ___ himself ___ his ___ heirs and representatives to warrant and forever defend the title to the said GRANTEE s , their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 2nd day of June, 1997.

MICHAEL D. McGRAW

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 MICHAEL D. McGRAW, unmarried, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 2nd day of June, 1997.

My Commission Expires: November 22, 1997

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath ___ acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

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

My Commission Expires: _____

Notary Public

87.12 06/04 0101 03CHECK

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 175000.00
CON TX 647.50
PRFEE 1.00
WDEED 8.00
TOTAL 656.50
CHECK 656.50

06/04/97 01 12:34 0001 0712

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03111922

IDENTIFICATION

97 JUN -4 PM 12:30

FELIX Z. WILSON
DAVIDSON COUNTY, TN

No. 1152037