BOOK 10530 PG 508 **BOX 44**

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $75,000.00. Alex Waddey 7/14/97 **Affiant** Subscribed and sworn to before me, this 14th day of July, 1997. Notary Public My Commission Expires: [illegible]

Address New Owner As Follows:
Alexander C. Waddey
410 St. Francis Avenue
Nashville, TN 37209

Send Tax Bills To:
TransFinancial Mortgage Co.
P. O. Box 740185
Atlanta, GA 30374-0185

Map-Parcel Number:
Map 104-01-352
21W 04490

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **KATHERINE L. COLSON,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **ALEXANDER C. WADDEY,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot Nos. 42 and 43 on the Plan of West End Park Terrace, as of record in Book 547, page 36, Register's Office for Davidson County, Tennessee.

Said Lot Nos. 42 and 43 front 25 feet each on the northerly side of St. Francis Avenue and run back between lines 125 feet to a dead line, and show 23.4 feet on each lot on said dead line.

Being the same property conveyed to William M. Colson and Katherine L. Colson by deed from Clive Anderson, Sr., and Ruby Anderson, of record in Book 5065, page 302, Register's Office for said County. The said William M. Colson having quitclaimed all right, title and interest in subject property to Katherine L. Colson of record in Book 6856, page 463, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instruments of record.

Subject property is not the usual place of residence of the Grantor or her spouse.

This conveyance is made subject to:

1. 1997 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 547, page 36, Register's Office for said County.

This is improved property known as 410 St. Francis Avenue, Nashville, TN 37209.

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, his heirs and assigns, forever; and I covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 14th day of July, 1997.

Katherine L. Colson
Katherine L. Colson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

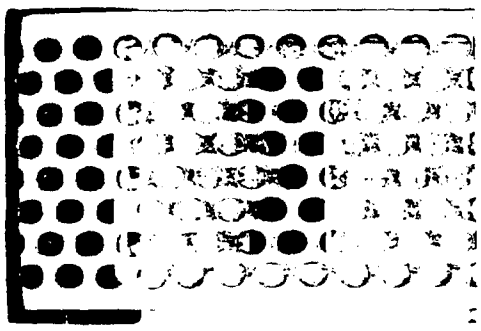
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KATHERINE L. COLSON,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14th day of July, 1997.

Notary Public

My Commission Expires: 11/27/99

0326744
IDENTIF. & REFERENCE
97 JUL 15 PM 3:47
DAVIDSON COUNTY TN
4894 07/15 0001 COCHER 21.50



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

RECEIVED OF _____

FOR _____

BOOK 10530 PG 510

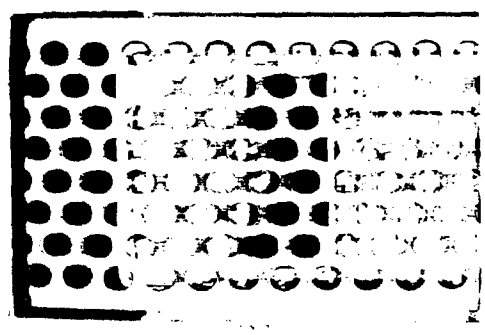
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CONT 75000.00
CON TX 277.50
PRFEE 1.00
WDEED 8.00
TOTAL 286.50
CHECK 286.50

07/15/97 01 15:50 0001 4094

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0326744
IDENTIF. ↑ REFERENCE

97 JUL 15 PM 3:47

CLERK & MASTER/REGISTER
DAVIDSON COUNTY, TN

No.1174625