22

BOOK 10552 PG 723

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 87,000.00

Antrion L. Washington
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF July 19 97

I. DYKE TATUM
Notary Public

MY COMMISSION EXPIRES: May 27, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MICHAEL W. WASHINGTON (NAME)	FT MORTGAGE COMPANIES D/B/A **FIRST TENNESSEE** (NAME) **MORTGAGE**	90-8-218
710 CROLEY DRIVE (ADDRESS)	P. O. BOX 146 (ADDRESS)	08DA-62230
NASHVILLE, TN 37209 (CITY) (STATE) (ZIP)	MEMPHIS, TN 38101 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, PHILLIP E. COLGAN AND WIFE, RUTH COLGAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL W. WASHINGTON AND WIFE, ANTRION L. WASHINGTON

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:

LAND in DAVIDSON County, Tennessee, being Lot No. 2, on the Plan of GAILEY SUBDIVISION RESUB LOT 10, of record in Plat Book 8250, page 627, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to PHILLIP E. COLGAN AND WIFE, RUTH COLGAN, by deed from Ray Howard Gailey and Iola Dilday Gailey Samples, of record in Book 10236, page 188 and re-recorded in Book 10257, page 72, Register's Office for DAVIDSON County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This instrument is executed on behalf of RUTH COLGAN, by PHILLIP E. COLGAN, as her Attorney-in-Fact, pursuant to a Power of Attorney which is being placed of record with this instrument.

SOURCE OF DESCRIPTION: Survey dated July 3, 1997, made by:
LESLIE FLOWERS, License No. 1659
JOHN KOHL & COMPANY, P.C.
400 Seventh Avenue South

*** CONTINUED ***

unimproved ( )
This is improved (X) property, known as 710 CROLEY DRIVE, NASHVILLE, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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; and we 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 the same is unencumbered, unless otherwise herein set out; 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

Witness our hand s this 30th day of July, 19 97

Phillip E Colgan

PHILLIP E. COLGAN
RUTH COLGAN
By: Ruth Colgan By Phillip E Colgan
PHILLIP E. COLGAN, ATTORNEY-IN-FACT

BOOK 10552 PG 724

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 PHILLIP E. COLGAN

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 at NASHVILLE, Tennessee, this 30th day of July 19 97.

Commission expires May 27, 2001

I. DYKE TATUM Notary Public

*** LEGAL DESCRIPTION CONTINUATION

Nashville, TN 37203

1885 08/01 0101 03CHECK 330-90

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 PHILLIP E. COLGAN, 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 on behalf of RUTH COLGAN, as her Attorney-in-Fact, as the free act and deed of the within named RUTH COLGAN.

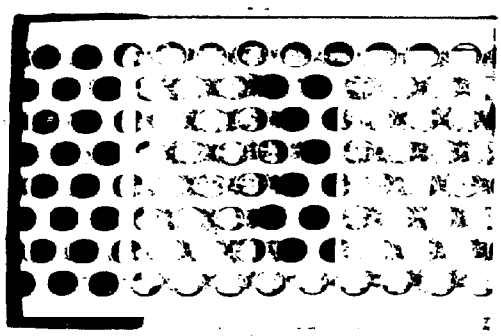
WITNESS my hand and official seal at Nashville, Tennessee, this 30TH day of JULY, 1997.

My Commission Expires: 07/26/97

NOTARY PUBLIC I. DYKE TATUM

033294 I
IDENTIFICATION REFERENCE

97 AUG -1 PM 1:37
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10552 PG 725

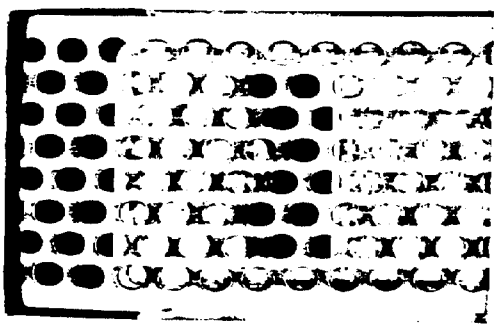
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 87000.00
CON TX 321.90
PRFEE 1.00
WDEED 8.00
TOTAL 330.90
CHECK 330.90

08/01/97 01 13:45 0001 1885

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0332941

IDENTIF. & REFERENCE

97 AUG -1 PM 1:37

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1181511