| | |
|---|---|
| BOOK 10771 PG 642 | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10,000.00<br>Willard E. Colgan<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF JANUARY, 1998<br>Notary Public<br>MY COMMISSION EXPIRES: NOVEMBER 27, 1999<br>(AFFIX SEAL) |

**THIS INSTRUMENT WAS PREPARED BY**
**COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **WILLARD E. COLGAN** | **SAME** | **91-10 140** |
| (NAME)<br>**4111 COLORADO AVENUE** | (NAME) | |
| (ADDRESS)<br>**NASHVILLE, TN 37209** | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

## WARRANTY DEED

FOR AND IN 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, I, **GEORGE N. WELCH III, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLARD E. COLGAN ,** HEREINAFTER CALLED THE GRANTEE, HIS 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. 32 on the Plan of the Subdivision of Lots Nos. 39 and 40 of the B. F. Cockrill Farm, as of record in Book 332, page 41, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 32 fronts 50 feet on the southerly side of Leslie Avenue and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to George N. Welch, III, an unmarried man, by deed from Phillip C. Raines and wife, Tena Conley Raines, of record in Book 10079, page 903, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all easements, restrictions and conditions of record which may affect said property.

unimproved ( X )
This is improved( ) property, known as **5817 LESLIE AVENUE, NASHVILLE, TN 37209**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BOOK 1077 PG 643

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 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 my hand(s) this 27th day of January, 1998.

GEORGE N. WELCH, III

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 George N. Welch III, the bargainor(s), 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 27th day of January, 1998.

Commission expires: November, 27, 1999.

Notary Public

6692 01/28 0101 03CHECK 46.00

03944127

IDENTIFICATION REFERENCE

98 JAN 28 AM 11:37

DAVIDSON COUNTY TN

PICK-UP

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

RECEIVED OF _____

FOR _____

BOOK 10771 PG 644

| | | |
|---|---|---|
| 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 |
| WIEED | 8.00 |
| TOTAL | 46.00 |
| CHECK | 46.00 |

01/28/98 01 11:37 0001 6692

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0394427
IDENTIFICATION REFERENCE

98 JAN 28 AM 11:37
REGISTER
DAVIDSON COUNTY, TN.

**No.** 1247281