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BOX 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$47000.00** Willard E Colgan Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF APRIL, 1999. Lee A. Cohen Notary Public MY COMMISSION EXPIRES **NOVEMBER 27, 1999** (AFFIX SEAL)

LEE A. COHEN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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**	**91-13-308**
(NAME) **4111 COLORADO AVENUE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BOOK 11463 PG. 350

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, CAROLYN TAYLOR, 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:

Being part of the West Nashville Heights Subdivision of record in Book 332, page 127, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning at a point in the northerly right of way of Charlotte Road said point being 74.4 feet east of the northeast corner of the intersection of Charlotte Road and Lellyett Avenue; thence northerly and perpendicular to said Charlotte Road 169.5 feet to a closed alley; thence easterly and with said alley 19.7 feet to a point; thence southerly and parallel with the western line of said tract 169.5 feet to a point in the northerly right of way of Charlotte Road; thence westerly and with said right of way 19.7 feet to the point of beginning.

Being the same property conveyed to Ray A. Taylor and wife, Carolyn Taylor, by deed from Clara Mabel Brown, Odelle Knox Irvin, Edward B. Knox and Hubert H. Knox, devisees under the Will of Rowena K. Gant, of record in Book 5751, page 331, said Register's Office. The said Ray A. Taylor having since died.

This conveyance is subject to easements for sanitary sewers and/or storm drainage of record in Book 3934, page 183, and Book 4014, page 945, and any other easements, conditions or restrictions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **5916 CHARLOTTE AVE., 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 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 this **13th day of April, 1999**.

Carolyn Taylor
CAROLYN TAYLOR

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 Carolyn Taylor, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at NASHVILLE, Tennessee this **13th day of April, 1999.**

Commission expires: **November 27, 1999.**

LEE A. COHEN
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

Lee A. Cohen
Notary Public

[illegible] 184.50

99 MAY -5 AM 9:55

0582832

[illegible] REFERENCE

OFFICIAL RECEIPT

BILL GARRETT
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	CFEE	COMPUTER FEE	PRFEE	PROBATE FEE

0582832

IDENTIFICATION REFERENCE

99 MAY -5 AM 9:55

EAMT 47000.00
CON TX 173.90
PRFEE 1.00
MREED 8.00
CFEE 2.00
TOTAL 184.90
CHECK 184.90

05/05/99 01 09:59 0001 1671

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1456352