Book 2

Instr:200002070012239 Page: 1 OF 2
REC'D FOR REC 02/07/2000 10:17:24AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $216.45

# WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $58,500.00

Affiant

Subscribed and sworn to before me, this 1st DAY OF February, 2000.

Notary Public

CARRIE ANN GLOSSINGER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES: 11-29-03 (AFFIX SEAL)

N-COLSON-00-0430

**THIS INSTRUMENT WAS PREPARED BY**
MARY FRANCES RUDY, ATTORNEY AT LAW
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Andrew D. Lee | ANDREW D. LEE | |
| 1013 Acklen Avenue | (NAME) P.O.BOX 121858 | 105-09-198 |
| (ADDRESS) Nashville, Tennessee 37201 | (ADDRESS) NASHVILLE, TN 37212-1858 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we KATHERINE L. COLSON AND WILLIAM M. COLSON, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto ANDREW D. LEE*hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

*AND WIFE, DIANE B. LEE

Land in Davidson County, Tennessee, being the easterly 54 feet of teh westerly one-half of Lot No. 35 on the Plan of Waverly Place, of record in Book 57, pages 94 and 95, Register's Office for Davidson County, Tennessee.
Said part of said lot fronts 54 feet on the southerly margin of Acklen Avenue and extends back 153.5 feet, more or less, on the westerly line and 154 feet, more or less, on the easterly line to an alley in the rear, measuring 54 feet, more or less, thereon.

Being the same property conveyed to William M. Colson and wife, Katherine L. Colson dated September 16, 1987 and filed for record Spetember 16, 1987 in Book 7353, page 802, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( X ) property, known as 1013 Acklen Avenue, Nashville, Tennessee 37201
(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 my/our hand(s) this 1st day of February, 2000.

Katherine L. Colson

William M. Colson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, , a Notary Public in and for said County and State, the within named Katherine L. Colson and William M. Colson, the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 1st day of February, 2000.

My Commission Expires: 11-29-03

CARRIE ANN BLOSTINGER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

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STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) 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 _____.

Witness my hand and official seal at office at _____ on this the 1st day of February, 2000.

My Commission Expires _____

_____
Notary Public

**MARY FRANCES RUDY**
ATTORNEY - AT - LAW

**RETURN TO:**
RUDY TITLE AND ESCROW, LLC. GREGORY S. PERRONE, P.C., 109 WESTPARK DR. STE. 330 BRENTWOOD, TN 37027

☐ 100 Hazel Path, Suite A
Hendersonville, Tennessee 37075

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☐ 2000 Glen Echo Road, Suite 209
Nashville, Tennessee 37215

☐ 4733 Andrew Jackson Parkway, Suite 1-C
Hermitage, Tennessee 37076

☐ 224 Old Hickory Boulevard, Suite B
Nashville, Tennessee 37221

☐ 1770 Kirby Parkway, Suite 207
Forum Building III
Memphis, Tennessee 38138