WARRANTY DEED

47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF April, 2000

Notary Public

MY COMMISSION EXPIRES: 12/18/2001
(AFFIX SEAL)

DORIS COLEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

Instr:200004200039717 Page: 1 OF 2
REC'D FOR REC 04/20/2000 1:46:17PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $425.50

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, Attorney, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anthony Colston (NAME)	HomeComings Financial Network, (NAME)	MAP 33-4
115 Draper Drive (ADDRESS)	6525 Morrison Blvd., Ste. 333 (ADDRESS)	PARCEL 29
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Charlotte, NC 28211 (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, The Estate of Ray J. Pearson, Deceased by Timothy Ray Pearson, Executor

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Anthony Colston and wife, Melinda Colston

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:

Being Lot No. 21 on the Plan of Goodlettsville Heights, Section III, a plan of which is of record in Book 1835, page 98, Register's Office for Davidson County, Tennessee.

Said Lot No. 21 fronts 105 feet on the East side of Draper Drive, runs back 229.4 feet on the southerly line and 311 feet on the northerly line, and shows 186 feet on the rear line.

Being the same property conveyed to Ray J. Pearson and wife, Christine W. Pearson by deed from W. C. Moncrief and Company, Inc., a Tennessee Corporation, of record in Book 2150, Page 474, Register's Office for Davidson County, Tennessee. The said Christine W. Pearson having pre-deceased Ray J. Pearson. The said Ray J. Pearson having since died on July 6, 1999, in Davidson County, Tennessee. Timothy Ray Pearson executes this instrument as Executor, pursuant to the Last Will and Testament of Ray J. Pearson of record in Will Book 229, Page 599, in the Seventh Circuit Court of Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 115 Draper Drive, Goodlettsville, TN 37072
(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 hand this 17th day of April, 2000

The Estate of Ray J. Pearson, Deceased
By Timothy Ray Pearson, Executor
Timothy Ray Pearson, Executor

STATE OF TENNESSEE
COUNTY OF KNOX

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named The Estate of Ray J. Pearson, Deceased By Timothy Ray Pearson, Executor

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 Knoxville, Tennessee, this 17th day of April, 2000.

Commission expires 11-23-2003

Janella Kilgore
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County 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 _____, and attesting the same by the said _____ as such _____.

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

My commission expires _____

_____
Notary Public