FORM NO. WD-1

Davidson County DEEDWARR
Recvd: 08/10/01 08:09 2pgs
Fees:13.00 Taxes:370.00

20010810-0086092

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF August, 2001.

Notary Public

MY COMMISSION EXPIRES: 9/25/04

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Tom B. Harris, Jr., Attorney, PC, P. O. Box 37, Ashland City, TN 37015
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James F. Fowler et ux. (NAME)	E. W. Colbert (NAME)	042-03-0
917 No. Graycroft Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box No. 60627 (STREET ADDRESS)	038.00
Madison, TN 37115 (CITY) (STATE) (P.O. ZIP)	Nashville, TN 37206-0627 (CITY) (STATE) (ZIP)	

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, WE, Ernest W. Colbert and wife, Elaine L. Colbert

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Floyd Fowler and wife, Barbara Jean Fowler

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. 48 on the Plan of Primrose Acres Subdivision of record in Book 2663, Pages 106 and 107, Register's Office for the said County.

Said Lot No. 48 fronts on the northwesterly margin of Graycroft Avenue and runs back between lines measuring 224.3 feet on the southwesterly side and 228 feet on the northeasterly side to a rear line measuring 100 feet thereon.

Being the same property conveyed to Ernest W. Colbert and wife, Sue V. Colbert, by the warranty deed from Joe Wesley Warren and wife, Lynn Colbert Warren of record in Book 5362, Page 884, in the Register's Office for Davidson County, Tennessee, which deed is the source of the description contained herein.

The said Sue V. Colbert has died such that the fee simple title to the property now vests in Ernest W. Colbert as the surviving tenant by the entirety.

Elaine L. Colbert joins in the execution of this deed for the purpose of conveying any interest which she may have in the property as the present wife of Ernest W. Colbert.

This is improved (X) unimproved ( ) property, known as 917 North Graycroft Avenue, Madison, TN 37115
(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 hands this 1st day of August, 2001.

Ernest W. Colbert

Elaine L. Colbert

STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, Judy A. McBrey, a Notary Public in and for said County and State, the within named Ernest W. Colbert and wife, Elaine L. Colbert

the bargainors, ____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this first day of August, 2001

Commission Expires 9/25/04

Judy A. McBrey Notary Public

STATE OF TENNESSEE }
County }

Before me, ____ a Notary Public in and for the State and County aforesaid, personally appeared ____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the ____ of the ____ a corporation, and that he as such ____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as ____.

Witness my hand and official seal at ____, ____, this ____ day of ____, 19____.

____ Notary Public

Commission Expires ____

WARRANTY DEED

FROM

Ernest W. Colbert and wife,

Elaine L. Colbert

TO

James Floyd Fowler and wife,

Barbara Jean Fowler