| BOX 10-B | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,000.00<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF JANUARY, 2002.<br>Notary Public<br>MY COMMISSION EXPIRES: OCTOBER 25, 2003.<br>(AFFIX SEAL) |
|---|---|

Davidson County DEEDWARR
Recvd: 01/04/02 12:42 2pgs
Fees:13.00 Taxes:403.30
20020104-0001594

**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 |
|---|---|---|
| **CHARLOTTE M. SCOTT** | **FIRST HORIZON HOME LOAN CORPORATION D/B/A FIRST TENNESSEE HOME LOANS** | **91-9 313** |
| (NAME) | (NAME) | |
| **604 VERNON AVENUE** | **P.O. BOX 146** | |
| (ADDRESS) | (ADDRESS) | |
| **NASHVILLE, TN 37209** | **MEMPHIS, TN 38101** | |
| (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, **WE, WILLARD EARL COLGAN AND PHILLIP E. COLGAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHARLOTTE M. SCOTT, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE, HER 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. 4 of Phillip Earl Estates of record in Book 9700, page 965, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to WILLARD EARL COLGAN AND PHILLIP E. COLGAN, AS TENANTS IN COMMON, by deed from THELMA C. HORTON, EVA E. FOREHAND, ROBERT G. PRINCE, DORRIS W. PRINCE, JEWELL F. CHAPMAN, LOIS J. COOPER, HELEN PRINCE, RICHARD L. PRINCE AND TINA KEPLEY, being all the heirs of S.M. Prince of record in Book 11526, page 554, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Book 9700, page 965, and any and all easements, restrictions and conditions of record which may affect said property.

This is not the principal residence of the grantors herein.

Unimproved ( )
This is improved( X ) property, known as **604 VERNON AVENUE, 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 our hand(s) this 4th day of **JANUARY**, 2002.

Willard E Colgan
**WILLARD EARL COLGAN**

Phillip E Colgan
**PHILLIP E. COLGAN**

**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 **WILLARD EARL COLGAN AND PHILLIP E. COLGAN**, the bargainor(s), 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 4th day of January, 2002.

**Commission expires:OCTOBER 25, 2003.**

DEBORAH J. COHEN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public