BOX 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $71,000.00 Alexander F Brandau IV Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF FEBRUARY, 2002. Lee A. Cohen Notary Public MY COMMISSION EXPIRES: OCTOBER 25, 2003. (AFFIX SEAL)

LEE A. COHEN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 02/14/02 12:21 2pgs
Fees:13.00 Taxes:262.70

20020214-0019683

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
ALEXANDER F. BRANDAU IV, ET AL	**SAME**	**83-06-170**
(NAME) **2002 BENJAMIN STREET**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37206**	(ADDRESS)	
(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, JOHN G. COLLEY, UNMARRIED AND JOSEPHINE LYNN COLLEY BRANDAU, MARRIED** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALEXANDER F. BRANDAU, IV AND AMY E. MADEN, BOTH UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SUVIVORSHIP,** 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 the easterly one-half of Lot No. 4, on the Map of Sneed and Hamilton's Subdivision of Lots 2, 3, 7, 8, 9, 10, 15, 16, 17 and 18 First Subdivision of Brownsville, as of record in Book 161, page 149, Register's Office for said County.

Said easterly one-half of Lot No. 4 fronts 50 feet on the south side of Locke Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to John G. Colley and Josephine Lynn Colley Brandau, as joint tenants with the right of survivorship, from Howard Wayne Martin and Alice Wanda Wilson by deed of record as Instrument Number 200007270074407, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all easements, restrictions and conditions which may affect said property in the Register's Office for Davidson County, Tennessee.

THIS IS NOT THE PRINCIPAL RESIDENCE OF ANY OF THE GRANTORS HEREIN.

Unimproved ( )
This is improved(X) property, known as **2002 BENJAMIN STREET, NASHVILLE, TN 37206**
(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 hands this 13th day of **February, 2002**.

John G. Colley
JOHN G. COLLEY

Josephine Lynn Colley Brandau
JOSEPHINE LYNN COLLEY BRANDAU

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 **John G. Colley and Josephine Lynn Colley Brandau,** 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 13th day of **February, 2002.**

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

LEE A. COHEN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Lee A. Cohen
Notary Public