RECORD AND RETURN TO;
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
FILE NO. 40699 FILE BOX "7"

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 43,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
1ST DAY OF MARCH, 2002.

Notary Public

MY COMMISSION EXPIRES: 5/8/05

Davidson County DEEDWARR
Recvd: 03/07/02 12:18 2pgs
Fees:13.00 Taxes:159.10
20020307-0028813

NOTARY PUBLIC AT LARGE
RYAN D. MAZER

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TEENA COLEBROOK 4217 W. 142nd St. Apt. A Hawthorne, Ca. 90250	SAME	72-8-70 15DZ 55695

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, I, **B. B. DOUBLEDAY, JR., Married**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TEENA COLEBROOK

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:

Lot #57 on the Map of Subdivision of the Waters' Place on Maxey Lane as of record in Book 332, Pages 136 and 137, Register's Office for said County.

Said Lot #57 fronts 50 feet on the southerly margin of Evelyn Avenue and runs back between parallel lines 150 feet to an alley measuring 50 feet thereon. Included in this description but excluded from this conveyance is front 5 feet of said Lot #57, said front 5 feet having been conveyed by right of Way Deed to Davidson County, Tennessee.

Being the same property conveyed to B. B. Doubleday, Jr., by deed from W. L. Bainbridge Company, of record in Book 3943, Page 287, Register's Office for Davidson County, Tennessee.

This is investment property and has never been the residence of Grantor nor his spouse.

Unimproved ( )
This is improved (X) property known as **1708 Evelyn Avenue, Nashville, Tennessee 37216**
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 1st DAY OF MARCH, 2002.

B. B. Doubleday Jr

B. B. DOUBLEDAY, JR.

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 B. B. DOUBLEDAY, JR., Married, 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 Nashville, Tennessee, this the 1st day of March, 2002.

NOTARY PUBLIC

My Commission Expires: 5/26/02

ALAN D. MAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.