RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **40698 FILE BOX "7"**

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/12/02 14:25 2pgs
Fees:13.00 Taxes:118.40

20020312-0031160

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS **$ 32,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS **8TH DAY OF MARCH, 2002.**

Notary Public

MY COMMISSION EXPIRES:

ALAN B. MAZER NOTARY PUBLIC DAVIDSON COUNTY TENN.

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
TEENA COLEBROOK	**S A M E**	**81-3-1**
4217 W. 142nd Street, Apt. A		
Hawthorne, CA 90250		

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., A MARRIED PERSON**

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

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON STATE OF TENNESSEE, DESCRIBED TO-WIT:**

Being Lot No. 104 on the Plan of Buena Vista Heights, as of record in Book 161, Page 19, Register's Office for Davidson County, Tennessee.

Said Lot No. 104 fronts 50 feet on the northerly side of Hughes Street and runs back between parallel lines 124 feet to a dead line.

Being the same property conveyed to B. B. Doubleday, Jr., by Installment Deed from Janie M. Reynolds, a widow, of record in Book 5798, Page 292, Register's Office for Davidson County, Tennessee.

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

Together with water rights in and to a well and pump situated on Lot No. 103 in this Subdivision. It is understood and agreed that an easement has been reserved in said Lot No. 103 for the purpose of establishing these water rights.

Unimproved ( )

This is improved (**X**) property, known as **1808 Hughes Street, Nashville, Tennessee 37206**

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.

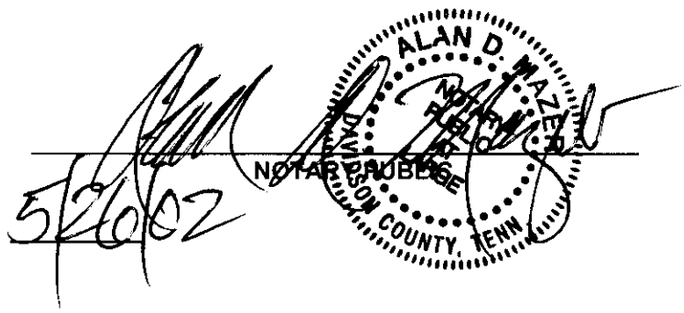
WITNESS MY HAND THIS 8TH DAY OF MARCH, 2002.

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., 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 8TH day of March, 2002.



NOTARY PUBLIC

My Commission Expires: 5/26/02