This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

ADDRESS NEW OWNER:
William M. Colson and Katherine L. Colson
2012 Beech Avenue
Nashville, TN 37204

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 71-14
PARCEL 376
12DA-17210

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, John A. Dabbs, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto William M. Colson and wife, Katherine L. Colson, as tenants by the entirety, 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:

BEING Lot No. 3, on the Plan of J. W. Christian 3 acre tract, of record in Book 547, Page 102, Register's Office for Davidson, described as follows:

SAID Lot No. 3 fronts 56 feet on the southerly side of Hagan Street, now Richardson, and runs back between parallel lines, along the easterly margin of Lotta Street, 140 feet to the north line of Lot No. 4.

Being the same property conveyed to John A. Dabbs by Quitclaim Deed from Leah Mildred Faske and Kemberly Kathleen Dabbs of record in Book 11618, Page 14, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

This Property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record.

This is improved property known as 17 Richardson Avenue, Nashville, TN 37207. Subject property has never been marital residence of grantor.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said William M. Colson and wife, Katherine L. Colson, their heirs and assigns, forever; and I, John A. Dabbs, do covenant with the said Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it; and I do further covenant and bind myself, my 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Davidson County DEEDWARR
Recvd: 08/15/02 14:46 2pgs
Fees:13.00 Taxes:111.00
20020815-0099052

Witness my hand this the 31st day of July, 2002

John A. Dabbs

Martha Ann Dabbs

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named John A. Dabbs, 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 31st day of July, 2002.

NOTARY PUBLIC

My Commission Expires: 11/29/03

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Martha Ann Dabbs, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 31st day of July, 2002.

NOTARY PUBLIC

My Commission Expires: 11/29/03

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration whichever is greater, for this transfer is $30,000.00.

AFFIANT

Subscribed and sworn to before me this 31st day of July, 2002.

NOTARY PUBLIC

My Commission Expires: 11/29/03