Davidson County DEEDWARR
Recvd: 03/20/03 15:00 3pgs
Fees:18.00 Taxes:806.60

20030320-0037145

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 FOURTH AVENUE, NORTH P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994 NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN. MY COMMISSION EXPIRES: AUGUST 25, 2005	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $218,000.00. Affiant Subscribed and sworn to before me, this 14th day of March, 2003. Notary Public My Commission Expires: _____

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Chuck Rota	Same	131-04-0 191.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **REED W. COLLEY AND WIFE, CATHERINE ADEEB COLLEY**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **CHUCK ROTA**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in the 16th Civil District of Davidson County, Tennessee, being a part of Lot No. 40 on the Map of N. N. Young's Park View Subdivision, of record in Book 547, page 173, Register's Office for Davidson County, Tennessee.

Beginning on the northerly margin of Glenwood Avenue at the corner of Lot Nos. 39 and 40; thence with the line between said two lots, northwardly 164 feet to the common corner of Lot Nos. 27, 28, 39 and 40; thence with the line between Lot Nos. 28 and 40; eastwardly 97 feet; thence southwardly and parallel with the line between Lot Nos. 40 and 41, 32 feet; thence at right angles, eastwardly 3 feet to the line of between Lot Nos. 40 and 41; thence with said line, southwardly 132 feet to the northerly margin of Glenwood Avenue; thence with said Avenue, westwardly 100 feet to the beginning.

Being the same property conveyed to Reed W. Colley and wife, Catherine Adeeb Colley by deed from William C. Cotter and wife, Annette P. Cotter, of record as Instrument No. 200009020076616, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2003 Metro taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 547, page 173, Register's Office for Davidson County, Tennessee.

This is improved property known as 1114 Glenwood Avenue, Nashville, TN 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and we covenant with the said Grantee 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 14th day of March, 2003.

Reed W. Colley

Catherine Adeeb Colley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **REED W. COLLEY**, the within named bargainor, with whom I am personally acquainted, who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14th day of March, 2003.

Notary Public

My Commission Expires: 01/25/03

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CATHERINE ADEEB COLLEY**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14th day of March, 2003.

Notary Public

My Commission Expires: 10/25/03

