BOX 10-B

Davidson County DEEDWARR
Recvd: 04/16/04 09:45 2pgs
Fees:13.00 Taxes:277.50

20040416-0042934

DEBORAH J. COHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$75,000.00**

Phillip E Colgan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF **APRIL, 2004.**

Deborah J Cohen
Notary Public

MY COMMISSION EXPIRES: **September 22, 2007.**

(AFFIX SEAL)

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
PHILLIP E. COLGAN	**SAME**	**91-13-310**
(NAME) **5910 CHARLOTTE AVENUE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37209**	(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 GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, ROBERT F. GOODRICH AND WIFE, BARBARA J. GOODRICH** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PHILLIP E. COLGAN,** HEREINAFTER CALLED THE GRANTEE, HIS 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 part of Lot Nos. 18 and 19 on the Map of West Nashville Heights of record in Book 332, page 127, Register's Office for said County, described according to survey of Winn Brothers Engineering, dated March 25, 1952, as follows:

Beginning on the northerly margin of Charlotte Pike at a point 29 feet east of the corner of Lots Nos. 19 and 20; thence northwardly 169.5 feet to the southerly margin of an alley; thence with said alley, 24 feet eastwardly; thence southwardly 169.5 feet to the northerly margin of Charlotte Pike; thence with said Pike, westwardly 24 feet to the beginning.

Being the same property conveyed to Robert F. Goodrich and wife, Barbara J. Goodrich from Third National Bank in Nashville, Trustee under agreement with Robert Lanier Rippy and Joyce Gale Rogers Rippy by deed of record in Book 5839, page 838, said Register's Office.

This conveyance is subject to all matters as set forth in the Plan of record in Book 332, page 127, Sanitary Sewer and/or Storm Drainage Easement of record in Book 3934, page 191, and any and all other easements, restrictions and conditions of record which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **5910 CHARLOTTE AVENUE, NASHVILLE, TN 37209**
(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 GRANTEE, his heirs assigns forever; and we do 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 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 GRANTEE, his 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 hand(s) this 15th day of April 2004.

ROBERT F. GOODRICH

BARBARA J. GOODRICH

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 **ROBERT F. GOODRICH AND WIFE, BARBARA J. GOODRICH,** the bargainor(s), 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 15th day of April, 2004.

Commission expires: **September 22, 2007**

DEBORAH J. COHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public