Box 44
CL

Davidson County DEEDWARR
Recvd: 06/09/04 09:30 2pgs
Fees:13.00 Taxes:296.00
20040609-0068044

THIS INSTRUMENT PREPARED BY:
George V. Crawford, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
315 DEADERICK STREET, SUITE 1100
P. O. BOX 198888
NASHVILLE, TENNESSEE 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $80,000.00.

Affiant

Subscribed and sworn to before me, this 4th day of June, 2004.

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 21

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Stewart D. Bronson, Jr. 253 Collier Avenue Nashville, TN 37211	Synovus Mortgage Corp. 401 Church Street Nashville, TN 37219	119-14-11

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, **COLLEEN G. LONG, UNMARRIED**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **STEWART D. BRONSON, JR., UNMARRIED**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee being part of Lots 23 and 24 of Block "E" on the Map of Woodbine Courts, Part 2, not of record.

Said parts of lots front 75.0 feet on the southerly side of Collier Avenue and runs back between parallel lines 155.5 feet to a dead line in the rear, measuring 75.0 feet thereon, the northwesterly corner of said tract, being a point in the southerly margin of Collier Avenue 578.9 feet easterly from a monument at the beginning of a curve in the southeasterly intersecting corner of Collier Avenue and Simmons Street. Said tract consisting of the westerly 30.0 feet of Lot 23 and the easterly 45.0 feet of Lot 24, Block "E" on the map of said unrecorded subdivision.

Being the same property conveyed to Colleen G. Long, unmarried and Stewart Bronson, Jr., unmarried, with right of survivorship by deed from Colleen G. Long, unmarried, of record as Instrument No. 200008140080337, 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. 2004 taxes, a lien but not yet due and payable, which have been 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 Grantor from liability and loss therefrom.

2. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4191, page 50, Register's Office for Davidson County, Tennessee.

This is improved property known as 253 Collier Avenue, Nashville, TN 37211.

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 I am 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 myself, my 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 4th day of June, 2004.

Colleen G. Long

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **COLLEEN G. LONG**, 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 4th day of June, 2004.

Notary Public

My Commission Expires: _____

GEORGE V. CRAWFORD, JR.
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007