Davidson County DEEDWARR
Recvd: 11/17/04 15:42 2pgs
Fees:13.00 Taxes:113.78
20041117-0138330

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

ADDRESS NEW OWNER:

William M. Colson
2012 Beech Avenue
Nashville, TN 37204

SEND TAX BILL:

New Owner

MAP AND PARCEL:
MAP 71-14
PARCEL 331

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Evelyn Marsh, unmarried** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **William M. Colson and wife, Katherine Colson** ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 38 of Block "A" on the Map of East View Subdivision, as of record in Plat Book 547, page 64, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.
>
> Said Lot No. 38 fronts 50 feet on the northerly side of Ligon Avenue and runs back between parallel lines 120 feet to the south line of Lot No. 6.
>
> Being the same property conveyed to Evelyn Marsh by deed from Matthew Sherrill and wife, Arenda Sherrill, of record in Book 9609, page 206, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to such limitations and restrictions and easements as may affect the premises.

This is improved property known as 12 Ligon Avenue, Nashville, TN 37207.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that she is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind herself, her heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, his heirs, successors 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.

Witness my hand this 15TH day of November, 2004.

Evelyn Marsh

Evelyn Marsh

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Evelyn Marsh, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 15TH day of November, 2004.

Wayne Judkins

Notary Public

WAYNE JUDKINS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

My Commission Expires: 2/6/07

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $30,750.00.

Evelyn Marsh

AFFIANT

Subscribed and sworn to before me
this 15TH day of November, 2004.

Wayne Judkins

NOTARY PUBLIC

WAYNE JUDKINS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

My Commission Expires: 2/6/07