BOX 10-B	STATE OF TENNESSEE COUNTY OF **DAVIDSON** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$75,000.00** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF FEBRUARY, 2005. Notary Public MY COMMISSION EXPIRES: **SEPTEMBER 22, 2007**. (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 03/01/05 11:57 2 pg
Fees:13.00 Taxes:277.50
20050301-0022357

LEE A. COHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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
JOHN EARLE PILKINGTON, JR.,	**SAME**	**91-13-308**
(NAME) **315 DEERWOOD LANE**	(NAME)	
(ADDRESS) **BRENTWOOD, TN 37027**	(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 GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, WILLARD E. COLGAN**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN EARLE PILKINGTON, JR. AND WIFE, CAROL E. PILKINGTON**, 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:

Land in Davidson County, Tennessee, being part of the West Nashville Heights Subdivision of record in Book 332, page 127, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning at a point in the northerly right of way of Charlotte Road said point being 74.4 feet east of the northeast corner of the intersection of Charlotte Road and Lellyett Avenue; thence northerly and perpendicular to said Charlotte Road 169.5 feet to a closed alley; thence easterly with said alley 19.7 feet to a point; thence southerly and parallel with the western line of said tract 169.5 feet to a point in the northerly right of way of Charlotte Road; thence westerly and with said right of way 19.7 feet to the point of beginning.

Being the same property conveyed to Willard E. Colgan by deed from Carolyn Taylor of record in Book 11463, page 350, Register's Office for Davidson County, Tennessee.

This conveyance is subject to matters shown on the Plan of record in Book 332, page 127, easements for sanitary sewer and/or storm drainage of record in Book 3934, page 183, and in Book 4014, page 945, and any and all other easements, restrictions and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

This is not the principal residence of the grantor herein. *Grantee herein assumes all 2005 property taxes.*

Unimproved ( )
This is improved(**X**) property, known as **5916 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 GRANTEES, their heirs assigns forever; and I 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 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 GRANTEES, their 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 my hand this 28th day of **FEBRUARY, 2005.**

Willard E. Colgan
WILLARD E. COLGAN

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 **WILLARD E. COLGAN,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28 day of February, 2005.

My Commission expires: **September 22, 2007.**

LEE A. COHEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

Lee A. Cohen
Notary Public