Davidson County DEEDWARR
Recvd: 07/06/06 10:53 2 pgs
Fees:13.00 Taxes:222.37

20060706-0080768

WARRANTY DEED

Return to:
All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5883 Fax: (615) 883-7543

DAVID C. KREMER JR
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 **$60,100.00.**

Affiant

Subscribed and sworn to before me, this the 30th day of June, 2006.

Notary Public

My commission expires: 7/21/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan
120 Donelson Pike Suite 201, Nashville, TN 37214

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Barry L. Walker	**SAME AS NEW OWNER**	**92-4-354**
1305 Clinton St		
Nashville, TN 37203		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

William M. Colson and Katherine L. Colson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Barry L. Walker , married

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:

Being the southerly part of Lot No. 114 on the Map of Samuel Watkins' plan of Lots , as of record in Book 57, Page 13, Register's Office for Davidson County, Tennessee.

Said part of said Lot fronts 47 feet on the northerly side of Milson Avenue, and runs back between parallel lines 74 feet 7 inches, more or less, along the westerly margin of an alley, to a private alley called for in deeds.

This being the same decription as used in previous deed.

This is unimproved property known as: Clinton Street, Nashville, Tennessee.

Being the same property conveyed to William M. Colson, by Deed from Robert L. Colson and Ron Kimbro, dated 4/6/88, of record in Book 7516, Page 6, Register's Office for Davidson County, TN.

Grantee agrees to assume 2006 property taxes.

This is improved (____) Unimproved (__X__) property, known as **1206 Milson St, Nashville, TN 37203**

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant 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/our hand(s) this **30th** day of **June, 2006.**

William M. Colson

Katherine L. Colson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **William M. Colson and Katherine L. Colson,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **30th** day of **June, 2006.**

Notary Public

My Commission Expires:_____

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES: JAN 12, 2010