BOX 10-B	STATE OF TENNESSEE COUNTY OF **DAVIDSON** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$84,000.00** Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17 DAY OF OCTOBER, 2006. Notary Public MY COMMISSION EXPIRES: **September 22, 2007** (AFFIX SEAL)

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
CONNIE M. WILLIAMS, ET AL	**SAME**	**105-6-161**
(NAME) **P.O. BOX 291985**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37229**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 10/18/06 15:02 2 pg
Fees:13.00 Taxes:310.80

20061018-0129505

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, **WE, LARRY N. COLE, SR. AND WIFE, DEBORAH A. COLE** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CONNIE M. WILLLIAMS AND SHEILA F. TIDWELL, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP** 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 west 45 feet of Lot No. 16 on the Map of Highland Garden Plan of Lots, of record in Book 57, page 118, Register's Office, Davidson County, Tennessee, and described as follows:

Said part of Lot No. 16 fronts 45 feet on the northerly side of Lynwood Street or Avenue and runs back between lines 135 feet 7 inches, more or less to the south margin of an alley, measuring 45 feet thereon.

Being the same property conveyed to Larry N. Cole, Sr. and wife, Deborah A. Cole from Bill D. Saunders and wife, Linda A. Saunders by deed of record as Instrument No. 20000309-0024319, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **760 LYNWOOD AVENUE, NASHVILLE, TN 37203**
(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 and assigns forever; and we do covenant with 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 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 our hands this 17th day of October 2006.

LARRY N. COLE, SR. **DEBORAH A. COLE**

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 **Larry N. Cole, Sr. and Deborah A. Cole**, the bargainors, 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 office this 17 day of October, 2006.

My commission expires: **September 22, 2007**

Notary Public

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