WARRANTY DEED

ED TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES: MARCH 9, 2010

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MAY, 2007.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
All-Star Title, 120 Donelson Pike, Ste 201, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William M Colson	**William M Colson**	**11-138.00**
(NAME)	(NAME)	
2012 Beech Ave.	2012 Beech Ave.	
(ADDRESS)	(ADDRESS)	
Nash. TN 37204	Nash. TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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,

TRAVIS K PARDUE and KRISTEN M PARDUE

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

William M Colson and Katherine L Colson

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 LYING AND BEING IN THE 4Th CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND BEING TRACTS NO. 2 AND 3 ON A SURVEY MADE BY GARY R. CUMMINGS, DATED JUNE 21, 1968, AS FOLLOWS TO WIT:
BEGINNING AT A POINT IN THE NORTHERLY MARGIN OF ALVIN SPERRY ROAD, SAID POINT BEING 551.1 FEET AS MEASURED ALONG THE NORTHERLY MARGIN OF ALVIN SPERRY ROAD IN A SOUTHERLY DIRECTION FROM THE SOUTHEAST CORNER OF ThE PROPERTY BELONGING TO LUTHER STIRL PYBURN AND WIFE, ETTA MAE PYBURN; THENCE NORTH 46 DEG. 32' WEST 799.5 FEET TO A POINT; THENCE NORTH 84 DEG. 52' WEST 243.0 FEET TO AN IRON PIN; THENCE SOUTH 5 DEG. 43' WEST 208.0 FEET TO A POINT; THENCE SOUTH 47 DEG. 28' EAST 808.5 FEET TO A POINT TN THE NORTHERLY MARGIN OF ALVIN SPERRY ROAD; THENCE IN A NORTHEAST DIRECTION ALONG THE NORTHERLY MARGIN OF ALVIN SPERRY ROAD, 300.0 FEET TO THE BEGINNING AND CONTAINING 6.0 ACRES MORE OR LESS.

Being the same property conveyed to Billy M. hutchison and wife, Joyce K. Hutchison by deed from Kirk E. Adams and wife, Janna K. Adams of record in Instrument 200212120153597 on 12/01/2002 and filed for record on 12/12/2002, Register's Office for said County.
Being the same property conveyed to Travis K. Pardue and wife, Kristen M. Pardue by deed from Billy M. Hutchison and wife, Joyce K. Hutchison of record in Instrument 200509020105425 on 08/18/2005 and filed for record on 09/02/2005, Register's Office for said County.

unimproved ☒
This is improved ☐ property, known as **0 ALVIN SPERRY ROAD, Nashville, TN 37076**
(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.

Davidson County DEEDWARR
Recvd: 06/07/07 13:50 2 pgs
Fees:13.00 Taxes:166.50

20070607-0068454

Witness our hands this **30th** day of **May, 2007.**

Travis K. Pardue

TRAVIS K PARDUE

Kristen M Pardue

KRISTEN M PARDUE

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, **TRAVIS K PARDUE and KRISTEN M PARDUE** the within named Seller(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that **he/she/they** executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **May 30, 2007**

Notary Public

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
JAN 12, 2010