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 $90,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES:

(AFFI

Davidson County DEEDWARR
Recvd: 06/07/07 13:50 2 pgs
Fees:13.00 Taxes:333.00

20070607-0068455

THIS INSTRUMENT WAS PREPARED BY
All-Star Title, 120 Donelson Pike, Ste 201, Nashville, TN 3721

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William M. Colson	**William M. Colson**	**123-71.00/123-78.00**
(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 COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT I:
A TRACT OF LAND IN THE FOURTH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AS FOLLOWS:

BEGINNING AT A POINT IN THE PROPERTY LINE BETWEEN THE LANDS OF LEWIS WARD, SR. AND LONA HAMBLIN, WHICH POINT IS 301 FEET SOUTH OF A UNITED STATES GOVERNMENT MONUMENT, WHICH IS THE BEGINNING OF THE TRACT OF LAND HEREIN CONVEYED; THENCE, NORTH 86 DEGREES 20 MINUTES WEST 485 FEET TO A POINT, THE NORTHWEST CORNER OF THE LEWIS WARD, JR. TRACT; THENCE, SOUTH 4 DEGREES WEST 330 FEET TO A POINT IN THE NORTH LINE OF THE BALLENTINE TRACT; THENCE, SOUTH 86 DEGREES 20 MINUTES EAST 484.7 FEET TO A POINT IN THE LONA HAMBLIN TRACT, BEING THE SOUTHEAST CORNER OF THE TRACT HEREIN CONVEYED; THENCE, NORTH 4 DEGREES EAST 330 FEET TO THE POINT OF BEGINNING, AND CONTAINING 3.67 ACRES, MORE OR LESS.

EXCEPTION IS TAKEN TO THAT PORTION OF THE SUBJECT PREMISES LYING WITHIN THE BOUNDARY OF ANY STREET, ROAD OR RIGHT-OF-WAY OR INCLUDED IN DEEDS TO THE UNITED STATES OF AMERICA OF RECORD IN BOOK 3856, PAGE 791, BOOK 3860, PAGE 296, OR BOOK 3861, PAGE 731, REGISTERS OFFICE FOR DAVIDSON
COUNTY, TENNESSEE.

TRACT II:
LAND IN THE 4TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AS SHOWN ON A SURVEY BY RALPH W. C. LAMBERT, DATED MARCH 14, 1967, AS FOLLOWS:

BEGINNING AT AN IRON PIN AT THE WESTERLY COMMON CORNER OF THE LEWIS WARD, SR. PROPERTY AND THE ELVIS BALLENTINE PROPERTY; THENCE, NORTH 4 DEGREES EAST 330 FEET +/- ALONG AND WITH THE UNITED STATES GOVERNMENT PROPERTY TO A POINT; THENCE, SOUTH 86 DEGREES 20 MIN EAST 860 FEET +/- TO AN IRON PIN; THENCE, SOUTH 4 DEGREES EAST 330 FEET +/- TO AN IRON PIN; THENCE NORTH 86 DEGREES 20 MIN EAST 860 FEET +/- TO THE POINT OF BEGINNING AND CONTAINING 6.6 ACRES, MORE OR LESS.

TRACT III:
LAND IN THE 4TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE AS SHOWN ON A SURVEY BY RALPH W. C. LAMBERT, DATED MARCH 14, 1967, AS FOLLOWS:

BEGINNING AT AN IRON PIN AT THE WESTERLY COMMON CORNER OF THE LEWIS WARD, SR. PROPERTY AND THE ELVIS BALLENTINE PROPERTY; THENCE, SOUTH 86 DEGREES 20 MINUTES EAST 435.0 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF THE LEWIS WARD, SR. PROPERTY; THENCE, SOUTH 4 DEGREES WEST 238.2 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF UNITED STATES GOVERNMENT PERCY PRIEST TRACT #602; THENCE NORTH 72 DEGREES 20 MINUTES EAST WITH THE

NORTHERLY BOUNDARY OF SAID TRACT #602; 422.2 FEET TO A CONCRETE MONUMENT; THENCE, NORTH 4 DEGREES EAST 163 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.0 ACRES.

Being the same property conveyed to Allen Kilpatrick and wife, Kay Kilpatrick by deed from Lewis Ward, Jr. and wife, Joan Ward of record in Book 7233 and Page 654 on 05/11/1987 and filed for record on 05/12/1987, Register's Office for said County.
Being the same property conveyed to Thomas Allen Kilpatrick by deed from Gloria Kay Kidd Kilpatrick of record in Book 9426 and Page 659 on 07/25/1994 and filed for record on 08/03/1994, Register's Office for said County.
Being the same property conveyed to Travis K. Pardue and wife, Kristen M. Pardue by deed from Tanya Kilpatrick Kimbrough and husband, Jerry Lee Kimbrough of record in Instrument 200510070121172 on 09/30/2005 and filed for record on 10/07/2005, Register's Office for said County.

unimproved ☒
This is improved ☐ property, known as **0 GRANNY WRIGHT LANE, 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.

Witness our hands this 30 day of May, 2007.

Travis K. 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 30 day of May, 2007.

Notary Public

GREGG W. CLARKE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
JAN 12, 2010