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 $510,000.00

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
Travis K Pardue	**Travis K Pardue**	**10800014801; 10800014702; 10800019500; 10800021900**
(NAME)	(NAME)	
4619 Hessey Rd	4619 Hessey Rd	
(ADDRESS)	(ADDRESS)	
Mt Juliet TN 37122	Mt Juliet TN 37122	
(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,

William M. Colson and wife, Katherine L. Colson

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

Travis K Pardue and Kristen M Pardue

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:

TRACT NO. 1: Being the 3rd Civil District of Davidson County, Tennessee, described as follows:
Beginning at an iron stake at the northwest corner of the property conveyed to Robert L. Tucker and wife, by deed from William Thaxton Boner and wife, of record in book 3576, page 419, Register's Office for said County; thence with said Tucker's western boundary line south 0° 40' west 200 feet to an iron stake in Goodwin's northern boundary line; thence with said Goodwin's line north 87° 30' west 625.5 feet to a planted stone in a fence line; thence with same north 1 deg. 20' east 199.4 feet to an iron stake; thence south 87° 33' east 623.2 feet to the beginning, containing 2.8 acres, more or less.

TRACT NO. 2: A tract of land in the 3rd, formerly the 2nd, Civil District of Davidson County, Tennessee, being part of the Rebecca Pulley Dower Tract on a map showing W. M. Pulley's Land, of record in Plan Book 3, page 9, Chancery Court for said County, described according to a survey made August 31, 1963, by Ernest Medlin, Surveyor, as follows:
Beginning at the southwest corner of the property conveyed to J. W. Boner and wife, by deed from Joseph R. West, Clerk and Master, of record in Book 871, page 546, Register's Office for said County; thence with E. C. Goodwin's easterly line south 3° west 210 feet; thence south 86° 30' east 1361.6 feet to the center of Pleasant Hill Road; thence with the center of said Road north 12° 45' west 216.5 feet; thence leaving said Road and with a fence line north 86° 30' west 1304 feet to the beginning, containing 6 acres, more or less.

TRACT NO. 3: LAND in the 3rd Civil District of Davidson County, Tennessee, being a 3.04 acre tract, and further described as follows:
BEGINNING at an iron pin being the southwest corner of the Bill Colson property common to the Northwest corner of LIT (Land Investors of Tennessee) in the most Eastern line of JER Corporation common to both of the above; thence with the common line between JER Corporation and Bill Colson, N 3° 52' 28" E 412.22 feet to a common corner of Bill Colson, JER Corporation, and LIT; thence with the North line of JER Corporation and common to the south line of LIT N 84° 50' 23" W 314.74 feet to a point; thence with the following new lines through JER Corporation S 7 deg. 56' 21" W 392.55 feet to a point; thence S 75 deg 49' 58" E 128.59 feet to a point; thence N 77° 52' 23" E 54.98 feet to a point; thence S 79 deg. 10' 23" E 164.33 feet to the point of beginning.

TRACT NO. 4: Being a portion of Robert Tucker property lying in the 3rd Clvil District Davidson County Tn. as recorded in Deed Book 3576, Page 419, Registers Office Davidson County Tn. and being more fully described as follows:
Beginning on an iron pin located N 87 deg. 33' OO" W, 386.70 feet from an existing iron pin in the west r.o.w. of Pleasant Hill Road, thence with the fence N 87 deg. 33'OO" W, 243.12 feet to an iron pin at the base of fence corner; thence with the fence S 0 deg. 46' 22" W, 200.00 feet to a corner fence post; thence with the fence S 88 deg. 17' 34" E, 105.40 feet to an iron pin in the fence; thence with a new line and leaving fence N 36 deg. O2' 36" E, 238.36 feet to the Point of Beginning, containing 0.795 acres computed area.

Davidson County DEEDWARR
Recvd: 06/07/07 13:51 2 pgs
Fees:13.00 Taxes:1887.00
20070607-0068456

Being the same property conveyed to William M. Colson and wife, Katherine L. Colson by deed from Dorothy Wade, a widow of record in Book 4608 and Page 384 on 06/08/1972 and filed for record on 06/08/1972, Register's Office for said County.

Being the same property conveyed to William M. Colson and wife, Katherine L. Colson by deed from Dorothy Wade, a widow of record in Book 4608 and Page 384 on 06/08/1972 and filed for record on 06/08/1972, Register's Office for said County. (Tracts No. 1 and 2)
Being the same property conveyed to William M. Colson and wife, Katherine L. Colson by deed from JER Corporation of record in Book 5822 and Page 769 on 11/24/1981 and filed for record on 11/25/1981, Register's Office for said County. (Tract No. 3)
Being the same property conveyed to William M. Colson and wife, Katherine L. Colson by deed from Robert L. Tucker and wife, Lilburn Tucker of record in Book 7140 and Page 228 on 02/17/1987 and filed for record on 02/18/1987, Register's Office for said County. (Tract No. 4)

unimproved ☐
This is improved ☒ property, known as **3320 BELL ROAD, Nashville, TN 37214**
(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 **30th** day of **May, 2007.**

William M. Colson
William M. Colson

Katherine L. 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(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

MY COMMISSION EXPIRES JAN 12, 2010