Davidson County DEEDWARR
Recvd: 12/07/07 12:42 2 pgs
Fees:13.00 Taxes:795.50
20071207-0141746

WARRANTY DEED

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 215,000.00

William M. Colson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5th day of December, 2007

Notary Public:

MY COMMISSION EXPIRES: 11-22-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
William M. Colson	NEW OWNER	Parcel ID:
2012 Beech Ave.		07114037000
Nashville, TN 37204		

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

John D. Conner

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
William M. Colson and wife, 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:

TRACT 1:

Land in the 12th, formerly 17th Civil District, Davidson County, TN, being Lot No. 3 on the unrecorded Map of the Hill Heirs Property on Dickerson Road, described according to a survey made by F.J. Wilkinson, Surveyor, dated August 29, 1941, as follows:

Beginning at a point on the westerly margin of Dickerson Pike, as widened 74 feet northerly from the northerly margin of Richardson Street; thence with the westerly margin of said Dickerson Pike, northwardly 39 feet to an iron pin, thence westwardly and parallel with Richardson Street 143.5 feet to a stake on the easterly margin of an alley; thence with the easterly margin of said alley southwardly 39 feet to a stake, 74 feet northerly from the northerly margin of Richardson Street; thence eastwardly and parallel with Richardson Street 143.5 feet to the beginning.

TRACT 2:

Land in the 12th, formerly 17th Civil District, Davidson County, TN, being Lot No. 2 on the unrecorded Map of the Hill Heirs property on the Dickerson Pike, and described according to a survey made by Z.J. Wilkinson, Surveyor, August 29, 1941, as follows:

Beginning at a point on the westerly margin of the Dickerson Pike, as widened, 40 feet northerly from the northerly margin of Richardson Street; thence with the westerly margin of said Dickerson Pike northerly 34 feet to an iron pin; thence westerly and parallel with Richardson Street 143.5 feet to a stake on the easterly margin of an alley; thence with the easterly margin of said alley southerly 34 feet to a stake 40 feet northerly from the northerly margin of Richardson Street; thence easterly and parallel with Richardson Street 143.5 feet to the beginning.

TRACT 3:

Being the southerly part of Lot 7 on the unrecorded Map of the Hill Heirs property on Dickerson Road, described according to a survey made by A.J. Wilkinson, Surveyor, August 29, 1941, as follows:

Beginning at a point on northerly margin of Richardson Street, the northwest corner of Richardson Street and an alley. Said point being 158.5 feet westerly from the westerly margin of Dickerson Pike, as widened; thence with the northerly margin of said Richardson Street westwardly 52.7 feet to a stake; thence northwardly 213.5 feet to the southwest corner of the property conveyed to Clarence Mofield and wife, by deed from Mildred Gibbs Colbert and husband, in Book 1258, Page 605, Register's Office for Davidson County, TN; thence with Mofield's southerly line eastwardly 49 feet; more or less to the westerly margin of said alley, being Mofield's southeast corner; thence with the westerly margin of said alley, southwardly 212.5 feet to the beginning.

Being the same property conveyed to John D. Conner, a single man, by deeds from Roy Vetitoe and wife, Martha E. Vetitoe, of record in Book 4785, Page 431 (Tract 1); Book 4785, Page 435 (Tract 2); and Book 4785, Page 433, (Tract 3) Register's Office for said County.

This conveyance is made subject to: (1) 2007 taxes, which have been prorated and paid by the Grantors.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 8 Richardson Ave., Nashville, TN 37207

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 my hand this 5th day of December, 2007.

John D. Conner

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 John D. Conner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of December, 2007.

My Commission Expires: 11.22.10

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.
TENN.

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds