WARRANTY DEED

BOOK 3924 PAGE 945

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
A. J. Coleman et al. (NAME)	A. J. Coleman (NAME)	7D-W9-26405
136 Gallatin Road (STREET ADDRESS OR ROUTE NUMBER)	136 Gallatin Road (STREET ADDRESS)	MAP 117-15
Madison, Tennessee (CITY) (P. O. ZONE) (STATE)	Madison, Tennessee (CITY) (ZONE) (STATE)	PAR 2 mp

For and in Consideration of the sum of Two Hundred Thirty Thousand and no/100 ---------- ($230,000.00) ---------- *DOLLARS*

of which Eighty-six Thousand and no/100 ----($86,000.00) ------Dollars have been paid in cash by A. J. Coleman and Ronald Coleman, the receipt of which is hereby acknowledged, and for the remainder $144,000.00, the said A. J. Coleman and Ronald Coleman have assumed and agree to pay an indebtedness of $144,000.00 secured by vendor's lien retained in deed from Ralph Nichols Company, to Hill-Top Properties, of record in book 3874, page 322, Register's Office for Davidson County, Tennessee,

HILL-TOP PROPERTIES, a partnership composed of Ashley P. Hill, C. A. Horner, W. Kelly Prim and G. O. Traughber,

have bargained and sold, and by these presents do transfer and convey unto the said A. J. Coleman and Ronald Coleman, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being parts of lots Nos. 2 and 3 on the Map of Glen Echo Subdivision of the Noel Property, not of record, described partly according to a survey made by Geo. W. Watkins, Surveyor, September 30, 1953, as follows:
Beginning at a point on the easterly margin of the Hillsboro Road, 150 feet northerly from the northeast corner of said Hillsboro Road and Glen Echo Drive; thence with said Road, northwardly 222.75 feet to an iron pin at the southwest corner of the property conveyed to Laurine Wallace Vail by deed from J. W. McMillen, of record in book 2084, page 86, Register's Office for said County; thence with her southerly line, south 88° 15' east 285 feet to an iron pin, the northwest corner of the property conveyed to the Edwin A. Keeble Corporation by deed from Edwin A. Keeble, of record in book 2149, page 365, said Register's Office; thence with the westerly line of said property, south 22° 45' west 429.5 feet to an iron pin in the northerly margin of Glen Echo Drive; thence with said Drive, westwardly 100.5 feet to a point 150 feet from the northeast corner of said Hillsboro Road and Glen Echo Drive; thence northwardly 150 feet; thence westwardly 150 feet to the beginning.
Being the same real property conveyed to Hill-Top Properties, a partnership composed of Ashley P. Hill, C. A. Horner, W. Kelly Prim and G. O. Traughber, by Ralph Nichols Company, by deed of record in book 3874, page 322, Register's Office for said County.

This conveyance is made subject to easements contained in an instrument of record in book 1141, page 378, said Register's Office; restrictive covenant contained in deed of record in book 1472, page 215, said Register's Office; and provisions contained in book 2028, page 284, book 2035, page 13, and book 1472, page 215, said Register's Office.

unimproved ( )
This is improved ( ) property, known as ..... (House Number) ..... (Street) ..... P. O. Address: ..... (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said A. J. Coleman and Ronald Coleman, their ..... *heirs and assigns, forever.*

And Grantors ..... *do covenant with the said* A. J. Coleman and Ronald Coleman, ... *that* they are ..... *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*, except taxes for 1965 which are prorated and assumed by the grantees.

And Grantors ..... *do further covenant and bind* themselves, their ..... *heirs and representatives, to warrant and forever defend the title to the said land to the said* A. J. Coleman and Ronald Coleman, ... their ..... *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 24th *day of* June, *19* 65, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

HILL-TOP PROPERTIES

By Ashley P. Hill
Partner

By W. Kelly Prim
Partner

By [illegible]
Partner

By [illegible]
Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Alice McMahon, *a Notary Public in and for said County and State, the within named* Ashley P. Hill, C. A. Horner, W. Kelly Prim and G. O. Traughber, partners doing business as Hill-Top Properties,

the bargainor..s., with whom I am personally acquainted, and who acknowledged that they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 24 *day of* June, *19* 65. Alice M. Mahon *Notary Public.*

Commission Expires April 25, 1966

STATE OF
COUNTY OF

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named*.....

the bargainor....., *with whom I am personally acquainted, and who acknowledged that*..... *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at....., *this*..... *day of*....., *19*.....

....., *Notary Public.*

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared*....., *with whom I am personally acquainted, and who, upon oath, acknowledged*.....*self to be*.....*of the* ....., *the within named bargainor, a corporation, and that* .....*he as such*....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by*.....*self as*.....

Witness my hand and seal, at office in.....,
this.....*day of*....., *19*.....

.....
Notary Public

Commission Expires.....

$3,00

Hill 18446

WARRANTY DEED

FROM

Hill-Top Properties, a partnership composed of Ashley P. Hill et al.

TO

A. J. Coleman et al.

STATE TAX $ 345.00
PROBATE .50
TOTAL $ 345.50

AUG 1 6 1965

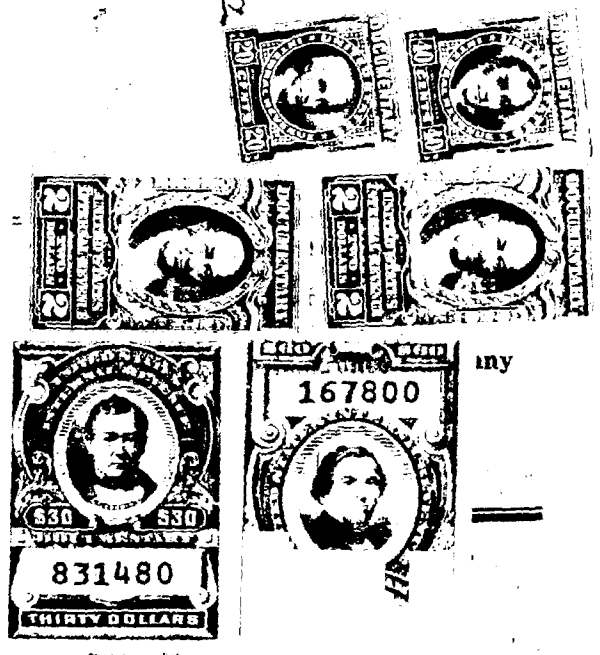
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID AUG 18 1965

AUG 18 10 09 AM '65
RECORDING FEE $ 2.00
DEP. REG. [illegible]

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

93649



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