This instrument prepared by: Earl Thompson, Atty., 415 Nashville Bank & Trust Bldg, Nashville, Tenn.

WARRANTY DEED

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ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Calvin Coleman, et ux (NAME:)	John Calvin Coleman (NAME:)	Map. 53-11
Teresa Drive (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	Par. 110
Old Hickory, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	PW

For and in Consideration of the sum of Ten and 00/100 ($10.00)---------- *DOLLARS* and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

We, Raphel Rives, Jr., and wife, Peggy Jean Rives *have bargained and sold, and by these presents do transfer and convey unto the said* John Calvin Coleman, Sr., and wife, Dorathy Jenkins Coleman and their---------- *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being Lot No. 6 on the Plan of Teresa Drive Subdivision, as of record in book 3842, page 82, Register's office for said County.

Said lot No. 6 fronts 145 feet on the westerly side of Teresa Drive and extends back 1011.7 feet on the southerly line and 662.5 feet on the northerly line, to a dead line, measuring 393.1 feet thereon.

Being part of the real property conveyed to Raphel Rives, Jr. and wife, Peggy Jean Rives, by deed from Jesse B. Collins and wife, of record in book 4012, page 542, said Register's office.

Title to said property is conveyed subject to:

Provisions as set out in deed from Elvin D. MacArthur and wife, to Jesse B. Collins and wife, Edna W. Collins, dated April 18, 1956, filed May 29, 1956, and recorded in book 2540, page 321, Register's Office for Davidson County, Tennessee; and,

Ten-foot public utilities easement, anchor easement, 50-foot building setback line from Teresa Drive and conditions of owners certificate, as shown on plan of record in book 3842, page 82, Register's Office for Davidson County, Tennessee; and,

Restrictive covenants contained in an instrument executed by Raphel Rives, Jr. and wife, dated August 29, 1966, filed August 29, 1966, and recorded in book 4051, page 175, Register's Office for Davidson County, Tennessee.

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unimproved ( )
This is improved ( ) property, known as Lot No. 6 (House Number) Teresa Drive (Street) Old Hickory P. O. Address: Tennessee (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 John Calvin Coleman, Sr., and wife, Dorathy Jenkins Coleman and their----------*heirs and assigns, forever.*

And we *do covenant with the said* John Calvin Coleman, Sr., and wife, Dorathy Jenkins Coleman *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.*

And we, Raphel Rives, Jr., and wife, Peggy Jean Rives *do further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to the said land to the said* John Calvin Coleman, Sr., and wife, Dorathy Jenkins Coleman and their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 31 *day of* March, *19* 67, ~~this~~

~~corporate party, duly caused its name to be signed hereto by its duly authorized officers and~~

~~said corporate seal affixed~~

DOCUMENTARY UNITED STATES INTERNAL REVENUE 1.10 ONE DOLLAR TEN CENTS

DOCUMENTARY UNITED STATES INTERNAL REVENUE 3.30 THREE DOLLARS THIRTY CENTS

Peggy Jean Rives

Raphel Rives Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, D PAYNE, a Notary Public in and for said County and State, the within named Raphel Rives, Jr., and wife, Peggy Jean Rives

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 Old Hickory, Tennessee, this 1st day of March, 1967.

D Payne, Notary Public

Commission Expires May 23, 1967

NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

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.....

WARRANTY DEED

FROM

RAPHEL RIVES, JR., ET UX

TO

JOHN CALVIN COLEMAN, ET UX

146 Park Circle
Mail 3rd Hickory Grove

67145

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

APR 11 9 22 AM '67
NOTE BOOK 116 PAGE 209
RECORDING FEE $ 2.00
DEP. REG. 3

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

PAID APR 11 1967

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

APR 11 1967

STATE TAX $ .75
PROBATE $ .50
TOTAL $ 3.25

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