This Instrument Was Prepared By
DENNEY, LACKEY, CHERNAU & CASTLEMAN

BOOK 4199 PAGE 937

**WARRANTY DEED** **ATTORNEYS TITLE COMPANY**

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Mr. and Mrs. Francis Ahern (NAME:) | Fidelity Federal Savings & Loan Assn. (NAME:) | 54-14-11 |
| 303 Rolling Mills Road (STREET ADDRESS OR ROUTE NUMBER) | 401 Union Street (STREET ADDRESS) | |
| Old Hickory, Tenn., 37138 (CITY) (P. O. ZONE) (STATE) | Nashville, Tennessee (CITY) (ZONE) (STATE) | |

For and in Consideration of the sum of ($10.00)- - - - - - - - - - - - - - - - -

TEN & NO/100- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - DOLLARS

Cash in hand paid by Francis J. Ahern and wife, Blanche M. Ahern, the receipt of which is hereby acknowledged, and other good and valuable consideration,

J. R. Coarsey Homebuilders, Inc.

has ~~have~~ bargained and sold, and by these presents does transfer and convey unto the said FRANCIS J. AHERN AND WIFE, BLANCHE M. AHERN

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

Land in Davidson County, Tennessee, being Lot No. 68 on the Plan of Brandywine Farms, Section II, as of record in Book 3700, page 28, Register's Office for said County.

Said Lot No. 68 fronts 135.0 feet on the northeasterly side of Rolling Mill Road and extends back 199.2 feet on the northwesterly line and 345.7 feet on the southeasterly line, to an irregular line in the rear on which it measures 224.3 feet.

Being property conveyed to J. R. Coarsey Homebuilders, Inc., by deed from J. R. Coarsey, Trustee, of record in Book 4107, page 527, said Register's Office.

This conveyance is made subject to restrictions of record in Book 3816, page 544; Book 3822, page 851; and Book 3036, page 84; and to easements, setback lines, conditions of owner's certificate, etc., as shown on plan of record in Book 3700, page 28, said Register's Office.

This is improved (X) unimproved ( ) property, known as 303 Rolling Mill Road, Old Hickory, Tennessee (House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Francis J. Ahern and wife, Blanche M. Ahern, their heirs and assigns, forever.

And it does ~~they~~ covenant with the said Francis J. Ahern and wife, Blanche M. Ahern that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And J. R. Coarsey Homebuilders, Inc., does ~~they~~ further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the said Francis J. Ahern et ux, Blanche M. Ahern, their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, said J. R. Coarsey Homebuilders, Inc. has caused this instrument to be executed ~~they have hereunto set their hands~~ this 15 day of December, 1967

J. R. COARSEY HOMEBUILDERS, INC.

By: J R Coarsey
President

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STATE OF TENNESSEE
Davidson County

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 _____, Tennessee, this _____ day of _____ 19__

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, Shirley A Green, a Notary Public within and for the State and County aforesaid, personally appeared J. R. Coarsey with whom I am personally acquainted and who upon (his oath) acknowledged (himself) to be the President of the J. R. Coarsey Homebuilders, Inc. the within named bargainor, a corporation, and that (he) as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said J. R. Coarsey as such President.

Witness my hand and official seal at office at Nashville, Tennessee on this the 21st day of December, 19 67.

My commission expires July 22, 1970

Shirley A. Green
Notary Public

1-10-17853 ($35,000.00)

WARRANTY DEED

FROM

J. R. COARSEY

HOMEBUILDERS, INC.,

TO

FRANCIS J. AHERN AND WIFE,

BLANCHE M. AHERN

00722

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

RECEIVED DEC 21 2 55 PM '67
RECORDED BOOK 118 PAGE 35
RECORDING FEE $ 300
DEP. REG. M

DOCUMENTARY 50

DOCUMENTARY INTERNAL REVENUE TWO DOLLARS

978619

STATE TAX $ 52.50
PROBATE
TOTAL $ 52.50

DEC 21 1967

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

PAID DEC 21 1967