This instrument prepared by
William E. Martin, Attorney
1200 American Trust Building
Nashville, Tennessee 37201

WARRANTY DEED

BOOK 4273 PAGE 121

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dorothy Virginia McManus (NAME:)	Dorothy Virginia McManus (NAME:)	Map 130-6
705 Belle Meade Boulevard (STREET ADDRESS OR ROUTE NUMBER)	705 Belle Meade Boulevard (STREET ADDRESS)	Parcels 20-21
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten Dollars ($10.00) cash in hand paid to me by Dorothy Virginia McManus and other good and valuable ~~XXXXXXX~~ consideration, the receipt of which is hereby acknowledged,

I, Dorothy M. Coolidge *have bargained and sold, and by these presents do transfer and convey unto the said* Dorothy Virginia McManus, her *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 lots Nos. 5 and 6 on the plat of a subdivision of lots Nos. 18, 19, 20 and 21 of Belle Meade Plan No. 2 in book 421, pages 98 and 99, Register's Office for said County.

Said lot No. 5 fronts 112 feet on the westerly side of Belle Meade Boulevard and runs back between parallel lines 280.7 feet on the south line and 282.3 feet on the north line to the easterly line of lot No. 8 in said subdivision and is a part of said lot No. 18.

Said lot No. 6 fronts 112 feet on the westerly side of Belle Meade Boulevard and runs back between parallel lines 284 feet on the north line and 282.3 feet on the south line, to the east line of lot No. 7 on said plat and is a part of said lot No. 18.

Being the same real property conveyed to Dorothy M. Coolidge by deed from First American National Bank, Trustee, under the will of Richard Newell Coolidge, of record in Book 3956, page 311, said Register's Office.

This is unimproved ( ) improved (X) property, known as 705 Belle Meade Boulevard (House Number) (Street), Nashville (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 Dorothy Virginia McManus, her *heirs and assigns, forever.*

And I *do covenant with the said* Dorothy Virginia McManus *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except for 1968 taxes which shall be prorated as of the date of the deed.

And I, Dorothy M. Coolidge, *do further covenant and bind* myself and my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Dorothy Virginia McManus, her *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 27 *day of* September, 19 68, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Dorothy M. Coolidge
Dorothy M. Coolidge

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $40,000, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

L. D. Franklin

Subscribed and sworn to before me this the 27th day of September, 1968.

Notary Public

My Commission Expires May 5, 1971

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Emmett Russell III, a Notary Public in and for said County and State, Dorothy M Coolidge

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

Witness my hand and official seal at Nashville Tennessee, this 27 day of September, 1968.

Emmett Russell
Notary Public

Commission expires My Commission Expires May 5, 1971

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.....

SEP 27 68 CONV 40,000.00
SEP 27 68 S TAX A* 104.00
SEP 27 68 PR FEE A* .50
SEP 27 68 W DEED A* 3.00 * 107.50

WARRANTY DEED

FROM

DOROTHY M. COOLIDGE

TO

DOROTHY VIRGINIA McMANUS

A 14862

IDENTIF. REFERENCE

SEP 27 2 36 PM '68

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

file / attorney ret'd

Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE