BOOK 4273 PAGE 595

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $13,650.00

Billy J. Higgason
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF September, 19 68

Notary Public

MY COMMISSION EXPIRES: 1-13-69

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Percy Wilkins, Jr., Attorney 633 Stahlman Building, Nashville, Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Billy Joe Higgason (NAME)	United Mortgagee Servicing Corp (NAME)	8DA-29760
6370 Ivy Street (STREET ADDRESS OR ROUTE NUMBER)	3200 Pacific Avenue (STREET ADDRESS)	Map 91-9
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Virginia Beach, Virginia (CITY) (STATE) (ZIP)	Par 133 P.O.

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 I, MARGIE RILLA VANN (Now Coffelt) and husband FRANK MILTON COFFELT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BILLY JOE HIGGASON AND WIFE, SHIRLEY J. HIGGASON

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:

LAND in Davidson County, Tennessee, being Lots Nos. 13, 14, 15 and 16 on the Plan of Ivy's Resubdivision of Lot No. 4 and 85.6 feet of Lot 3 on the Resubdivision of Lot 21 of the B. F. Cockrill Farm not of record and described according to a survey made by John Kohl, dated August 3, 1968, as follows:

BEGINNING at a point on the northerly margin of Ivy Street 375 feet, more or less, east of the northeast corner of Ivy Street and Walnut Street, said point also being the southeast corner of Lot 17; thence with the line between Lots 16 and 17, northwardly 195 feet to the northeast corner of Lot 17; thence south 85° 29' East 200 feet to the northwest corner of Lot 12; thence with the line between Lots 12 and 13 southwardly 195 feet to an iron pin in the northerly margin of Ivy Street; thence with the north margin of said street westerly 200 feet to the beginning.

BEING the same property conveyed to Roy L. Vann and wife, Margie Rilla Vann, by deed from Jesse W. Johnstone and wife, Taffy Marshall Johnstone, of record in Book 2489, page 366, Register's Office for Davidson County, Tennessee, the said Roy L. Vann having since died.

This is unimproved ( ) improved (X) property, known as 6370 Ivy Street, Nashville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 26th day of September, 19 68

Margie Rilla Vann Coffelt — Frank Milton Coffelt

Margie Rilla Vann Coffelt — Frank Milton Coffelt

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Margie Rilla Vann Coffelt and husband, Frank Milton Coffelt

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 26th day of September, 19 68

Commission expires 1-13-69

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19:__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

MARGIE RILLA VANN (Now Coffelt ET VIR

TO

BILLY JOE HIGGASON, ET UX

A 15048

IDENTIF. REFERENCE

SEP 30 3 01 PM '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

PERCY WILKINS JR.
ATTORNEY-AT-LAW
633 STAHLMAN BUILDING
NASHVILLE, TE 37201

SEP 30 68	CONV	13,650.00			
SEP 30 68	S'TAX		B*	35.36	
SEP 30 68	PR'FEE		B*	.50	
SEP 30 68	W'DEED		B*	3.00	* 38.86