(This instrument was prepared by James A. Lesemann, Attorney at Law, 320 Gallatin Road, Madison, Tennessee 37115.)

BOOK 4343 PAGE 940

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Truman A. Dickens et ux | Fidelity Federal Savings & Loan Assn. | 12D-38720 |
| (NAME:) 1209 Bellshire Drive | (NAME:) 4th & Union | Map 41-15 |
| (STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee | (STREET ADDRESS) Nashville, Tennessee | Par. 51 |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*For and in Consideration of the sum of* TEN AND NO/100 ---------- ($10.00) *DOLLARS* cash in hand paid by the grantees hereinafter named, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the said grantees of the unpaid balance of an indebtedness owing to Fidelity Federal Savings and Loan Association of Nashville, and secured by a deed of trust of record in Book 4185, page 640, Register's Office for Davidson County, Tennessee; We, GRADY C. COLEMAN AND WIFE, VIVIAN ALLEEN COLEMAN, hereinafter called the grantors, *have bargained and sold, and by these presents do transfer and convey unto* ~~the said~~ TRUMAN A. DICKENS AND WIFE, JANA SUE DICKENS, herein 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 Lot No. 303 on the Plan of Bellshire Estates, Section "A", as of record in Book 2331, pages 115 and 116, Register's Office for said County.

Said Lot No. 303 fronts 141 feet on the southerly side of Bellshire Drive and extends back 272.8 feet on the westerly line and 282.3 feet on the easterly line to a dead line, measuring 141.5 feet thereon.

Being the same property conveyed to Grady C. Coleman and wife, Vivian Alleen Coleman, by deed from Barth G. Solomon and wife, Anita Sue Solomon, of record in Book 4185, page 638, Register's Office for Davidson County, Tennessee.

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This conveyance made subject to restrictive covenants of record in Book 2538, page 193; and setback lines and easements of record in Book 2331, pages 115 and 116, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved ( ) property, known as 1209 Bellshire Drive, Nashville, Tennessee (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* 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,* except as stated herein.

*And* we, the said grantors, *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.*

*Witness* our *hands this* June 17, 1969 *day of* June, *19* 69, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Grady C. Coleman
(Grady C. Coleman)

Vivian Alleen Coleman
(Vivian Alleen Coleman)

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Grady C. Coleman and wife, Vivian Alleen Coleman,

the within named bargainorS , 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 Madison Tennessee, this 17th day of June, 1969.

Commission expires Apr 15, 1970 James T. Hill Notary Public

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.....

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear, or affirm, that the actual consideration for this transfer, or value of the property transferred, whichever is greater is $19,750.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Grady C. Coleman
Affiant

Subscribed and sworn to before me this the 17th day of June 1969

James T. Hill
Notary Public

Commission Expires: Apr 15, 1970

JUN23 CONV 19,750.00
JUN23 STTAX A* 51.22
JUN23 RECFEE A* .50
JUN23 VOLED A* 3.00 * 54.72

WARRANTY DEED

FROM
GRADY C. COLEMAN ET UX

TO
TRUMAN A. DICKENS ET UX

A45196

IDENTIF. REFERENCE

JUN 23 8 39 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

RUSH

Compliments of
Madison Title Company
A Division of
Southern Title Insurance Company
P. O. Box 10649
Knoxville, Tennessee