Mail to: Coleman Realty Co.
3610 Nolensville Rd
Nashville, Tenn.

BOOK 4395 PAGE 751

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-3

FROM
SAM F. COLEMAN, and wife,

DARTHEA T. COLEMAN

TO
ROBERT T. COLEMAN, and wife,

ANN G. COLEMAN

For draftsman's use

This Instrument Prepared by:
BAILEY, EWING, DALE & COWAN, Attys.
709-20 Nashville Bank & Trust Building
Nashville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robt. T. Coleman, et ux (NAME)	Same (NAME)	Map 130-13
1209 Belle Meade Blvd. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Pcl. 21
Nashville, Tenn. 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	PW

(FOR REGISTER'S USE)

A 67727

[IDENTIF. REFERENCE]

FEB 4 10 10 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 60,000.00 Robert T. Coleman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF February 1970.

Robert B. [illegible]
Notary Public

MY COMMISSION EXPIRES: Jan 28, 1973.

(AFFIX SEAL)

For and in Consideration of the sum of Ten and 00/100 ($10.00) ---------- DOLLARS

and other good and valuable considerations, cash in hand paid by Robert T. Coleman, and wife, Ann G. Coleman, hereinafter referred to as Grantees, to Sam F. Coleman, and wife, Darthea T. Coleman, hereinafter referred to as Grantors, receipt of which is hereby acknowledged, Sam F. Coleman, and wife, Darthea T. Coleman,

FEB-4R	CONV	60,000.00			
FEB-4RS'TAX			A*	156.00	
FEB-4RPR'FEE			A*	.50	
FEB-4R	W'DEED		A*	4.50	* 161.00

have bargained and sold, and by these presents do transfer and convey unto the said Robert T. Coleman, and wife, Ann G. Coleman, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being part of Block "G" on the Map of Belle Meade Subdivision No. 2, as of record in Book 421, page 51, Register's Office for said County, described as follows:

Beginning at a point on the northerly margin of Belle Meade Boulevard, said beginning point is 200 feet west of a brick pier, said pier is J. E. Wills' southeast corner; running thence North 57° West 300 feet to a post;

thence South 33° West 200 feet to a point; thence South 57° East 300 feet to a point in the northerly margin of Belle Meade Boulevard; thence with same, North 33° East 200 feet to the point of beginning.

Being the same property which was conveyed to Sam F. Coleman, and wife, Darthea T. Coleman, by deed of Mary H. Kirkland, of record in Book 1284, page 605, Register's Office for said County.

There is further conveyed to the said Grantees all of Grantors' right, title and interest, in and to the right and privilege of making a connection with the water main in Belle Meade Boulevard, to the land herein described, for the exclusive purpose of supplying water to the said property, according to the right and privilege conveyed to J. H. Kirkland,and wife, Mary H. Kirkland, by deed of record in Book 749, page 645, Register's Office for said County, and as conveyed to Grantors in said deed of record in Book 1284, page 605.

The said property is conveyed expressly subject to the following:
1. The covenant running with the land as provided in said deed of record in Book 1284, page 605, that no outhouse can be constructed on the land herein conveyed nearer than 125 feet to the South line of said land, and also, if and when the adjoining land to the South is sold, a restriction is to be contained in the deed stipulating that a residence on said land must front Belle Meade Boulevard, and other building restrictions and regulations as contained in said deed.

2. Taxes for the year 1970, payment of which is assumed by Grantees.

This is { unimproved / improved } property, known as 1209 Belle Meade Boulevard, Nashville, Tenn. 37205
(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 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 set out hereinbefore.

And we, Sam F. Coleman, and wife, Darthea T. Coleman, 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 2nd day of February, 1970, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Sam F. Coleman

Darthea T. Coleman

Form No. WD3b

BOOK 4395 PAGE 753

STATE OF TENNESSEE
Davidson County.

Personally appeared before me, Robert B. Cooter, a Notary Public in and for said County and State, the within named Sam F. Coleman, and wife, Darthea T. Coleman,

the 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 Nashville, Tennessee, this day of February, 1970

Robert B. Cooter, Notary Public

Commission Expires Jan 29, 1973

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 .....