BOOK 4442 PAGE 70 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $28,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF August, 1970

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

J. J. Foley, Jr., Attorney - 105 Stahlman Building - Nashville, Tennessee

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Peggy Jean Coleman (NAME)	Murphree Mortgage Company (NAME)	Map 147-1
4805 Hall Court (STREET ADDRESS OR ROUTE NUMBER)	226 Third Avenue, North (STREET ADDRESS)	Pc. 30
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37201 (CITY) (STATE) (ZIP)	PW

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, John Gorman Ayers and wife, Mary Elizabeth Ayers

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Peggy Jean Coleman

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 LOT No. 442 on the Plan of Caldwell Hall, Section VI, as of record in Book 2900, page 148, Register's Office for said County.

Said Lot fronts 48.87 feet on the west side of Hall Court and runs back 128.2 feet on the northerly line and 123 feet on the southerly line to a dead line, which is a broken line on which it measures 166.1 feet.

Being the same property conveyed to John Gorman Ayers and wife, Mary Elizabeth Ayers, by deed from Jake T. Armstrong and wife, Jewel M. Armstrong, of record in Book 3912, page 978, Register's Office for Davidsnn County, Tennessee.

As a part of the consideration herein the grantee has assumed and agreed to pay the remaining unpaid balance of a certain note which is secured by a deed of trust executed by Jake T. Armstrong and wife, to John W. Murphree, Trustee, of record in Book 3324, page 301, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 4805 Hall Court (House Number) (Street) Nashville, Tennessee (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 our hands this 28th day of August, 19 70

John Gorman Ayers

Mary Elizabeth Ayers

STATE OF TENNESSEE
Davidson County

BOOK 4442 PAGE 71

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Gorman Ayers and wife, Mary Elizabeth Ayers

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 28th day of August, 19 70

Commission expires April 26, 1972 — 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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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 this _____ day of _____ on this the _____

My commission expires _____ Notary Public

AUG 31 70 CONV 28,000.00
AUG 31 70 ~~STAX~~
AUG 31 70 PRFEE A* 72.80
AUG 31 70 WDEED A* .50
A* 3.00
76.30

WARRANTY DEED

FROM
John Gorman Ayers and wife,
Mary Elizabeth Ayers

TO
Peggy Jean Coleman

Please return to:
Village Realty
1030 Atlantic St.
Nashville, Tenn.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

A 88473

IDENTIF. REFERENCE

AUG 31 11 10 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.