Deed to Coleman Realty Co
3610 Nolensville Rd
Nashville

WARRANTY DEED

FROM: ANDREW EWING, TRUSTEE

TO: COLEMAN REALTY CO. BOOK 4461 PAGE 240

Address New Owner as follows: Coleman Realty Co., 3610 Nolensville Road Nashville, Tennessee 37211

Send Tax Bills to: same

Map-Parcel Numbers Map. 80-3 Par. 49-50 PW

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $200.00.

Robert T. Coleman
Affiant

Subscribed and sworn to before me, this 12th day of November, 1970.

Robert B. Cooter
Notary Public

My comm. expires: 12-24-73

FOR AND IN CONSIDERATION of the sum of Two Hundred Dollars ($200.00) cash paid by Coleman Realty Co., a Tennessee corporation, to Andrew Ewing, Trustee, receipt of which is hereby acknowledged, I, Andrew Ewing, Trustee, have bargained and sold, and by these presents do transfer and convey unto the said Coleman Realty Co., its successors and assigns, certain tracts or parcels of land in the 13th Civil District of Davidson County, Tennessee, described as follows:

Reserved Parcel "A" and Reserved Parcel "B", as shown on the Plan of Bordeaux Hills, Section Eight, of record in Book 4175, page 113, Register's Office for Davidson County, Tennessee.

Said Reserved Parcel "A" is more particularly described as follows:

Beginning at a concrete monument in the southwesterly margin of the right-of-way of Illinois Central Railroad (formerly Tennessee Central Railroad) and the westerly margin of said Plan of Section Eight from said beginning point; thence with the said southwesterly margin of said railroad right-of-way South 47° 58' East 116.63 feet to the northwesterly corner of Lot No. 538, as shown on said Plan; thence with the westerly or northwesterly boundary of said Lot No. 538, in a generally southwesterly direction 143.0 feet to the southwesterly corner of said Lot No. 538; thence North 47° 58' West, along a line parallel to the front line of said Lot No. 538, 5.76 feet to a concrete monument; thence North 4° 17' East 180.58 feet to the point of beginning.

Said Reserved Parcel "B" is more particularly described as follows:

Beginning at a concrete monument set in the southwesterly margin of Olsen Lane at its intersection with the westerly boundary of said Section Eight; thence with the southwesterly margin of Olsen Lane, 76.05 feet to the westerly or southwesterly boundary of Lot No. 539; thence with said boundary of said Lot No. 539 in a generally southwesterly direction 98.34 feet to a point in the westerly margin of said Plan of Bordeaux Hills, Section Eight; thence with said westerly line of said Plan, North 4° 28' East 123.57 feet to the point of beginning.

Being parts of the property which was conveyed to Andrew Ewing, Trustee, by deed from Wendoleen Hyde Chappell, and husband, E. D. Chappell, of record in Book 3375, page 79, Register's Office for Davidson County, Tennessee.

Said Reserved Parcels "A" and "B" are conveyed expressly subject to the following:

1. Taxes for the year 1970, which have been prorated and payment thereof is expressly assumed by Grantee.

2. Restrictive Covenants of record in Book 4397, page 742, Register's Office for said County.

3. Said Plan of record in Book 4175, page 113, said Register's Office, shows: (a) an Owner's Certificate; (b) with respect to Reserved Parcel "A", a 5-foot utility and drainage easement along the northeasterly boundary of said Parcel; with respect to Reserved Parcel "B", a 5-foot utility and drainage easement along its common boundary with Lot No 539.

This is unimproved property.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Coleman Realty Co., its successors and assigns, forever.

And I do covenant with the said Coleman Realty Co. that I am lawfully seixed and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except as set out heretofore.

And I, Andrew Ewing, Trustee, do further covenant and bind myself, my successors and assigns, to warrant and forever defend the title to the said land to the said Coleman Realty Co., its successors and assigns, against the lawful claims of all persons whomsoever, insofar as I, as Trustee, am authorized so to do, but no further or otherwise.

Witness my hand this 10th day of November, 1970.

Andrew Ewing
Trustee

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NOV 19 9 26 AM '70
REGISTER'S OFFICE DAVIDSON COUNTY, TENN.
REFERENCE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Betty Poage, a Notary Public in and for said County and State, the within named Andrew Ewing, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of November, 1970.

Betty Poage
Notary Public

My comm. expires: 10-20-71

NOV 19 70	CONV	* 200.00			
NOV 19 70	S'TAX		A*	.52	
NOV 19 70	PR'FEE		A*	.50	
NOV 19 70	W'DEED		A*	3.00	* 4.02