BOOK 4463 PAGE 567 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 13,900.00

Barbara Coleman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF October, 19 70

Notary Public

MY COMMISSION EXPIRES: 4-[illegible]-74

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
J. J. Foley, Jr., Attorney, 105 Stahlman Building, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Thomas Ransom (NAME)	NATIONAL MORTGAGE COMPANY (NAME)	Map 80-13
3404 Cocoa Drive (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Road (STREET ADDRESS)	Par. 12
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38118 (CITY) (STATE) (ZIP)	Pd

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, Coleman Realty Company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert Thomas Ransom and wife, Laverta Ransom

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. 545 on the Plan of Bordeaux Hills, Section 8, as of record in Book 4175, page 113, Register's Office for said County.

SAID Lot No. 545 fronts 54.10 feet on the westerly side of Cocoa Drive and extends back 138.55 feet on the north line and 123.31 feet on the south line, to a dead line in the rear, which is a broken line, measuring 70.63 feet thereon.

BEING part of the same property conveyed to Coleman Realty Company, by deed from Andrew Ewing, Trustee, of record in Book 4410, page 895, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 3404 (House Number) Cocoa Drive (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.

In witness whereof COLEMAN REALTY COMPANY, has caused this instrument to be executed [illegible] by its duly authorized officer, this the 19th day of October, 1970.

COLEMAN REALTY COMPANY
by: Robert T. Coleman Pres.

Mail to Buyer

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STATE OF TENNESSEE
Davidson County

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 _____, Tennessee, this _____ day of _____ 19____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Robert D. Coleman with whom I am personally acquainted and who upon (his oath) acknowledged (himself) to be the President and ~~respectively~~ of the Coleman Realty Company the within named bargainor, a corporation, and that (he) as such President 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 Robert D. Coleman as such President, ~~and attesting the same by the said~~ ~~as such~~

Witness my hand and official seal at office at Nashville, Tennessee on this the 19th day of October, 19 70

My commission expires April 26, 1972

_____
Notary Public

WARRANTY DEED

FROM

COLEMAN REALTY COMPANY

TO

ROBERT THOMAS RANSOM AND WIFE, LAVERTA RANSOM

A 97861

IDENTIF. REFERENCE

DEC 1 10 23 AM '70

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

DEC-1	CONV	13,900.00			
DEC-1	ST TAX		A*	36.14	
DEC-1	PR FEE		A*	.50	
DEC-1	DEED		A*	3.00	* 39.64