TENNESSEE TITLE COMPANY

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| [illegible] and Mrs. John J. Coleman, Jr. (NAME) | Guaranty Mortgage Company (NAME) | 12D-91114 |
| 2636 Matthews Road (STREET ADDRESS OR ROUTE NUMBER) | 311 Seventh Avenue, North (STREET ADDRESS) | BOOK 4473 PAGE 628 |
| Nashville, Tenn. (CITY) (P. O. ZONE) (STATE) | Nashville, Tenn. (CITY) (ZONE) (STATE) | |

This instrument prepared by Herschel Greer, 311 Seventh Avenue North, Nashville, Tenn.

For and in consideration of the sum of Ten and No/100 - - - - - - - - - - - - - - - - - - - - - - ($10.00) - - - - - - - - - - - - - - - - - - - - - - DOLLARS cash in hand paid by John J. Coleman, Jr., and wife, Lucilla A. Coleman

hereinafter referred to as the **GRANTEES**, and other good and valuable considerations, receipt of which is hereby acknowledged, Trinity Hills Village, Inc., a Tennessee Corporation with its principal office and place of business at Nashville, Tennessee,

hereinafter referred to as the **GRANTOR** has bargained and sold, and by these presents does transfer and convey unto the said **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. 59 on the Plan of Trinity Hills Village, Section One, Second Addition, as of record in Book 4175, page 79, Register's Office for said County.
Said Lot No. 59 fronts 61.4 feet on the southerly margin of Matthews Road and extends back 127.6 feet on the easterly line and 127.4 feet on the westerly line to a dead line in the rear measuring 58.2 feet thereon.
Being part of the property conveyed to Trinity Hills Village, Inc., by deed from J. B.Downey & Sons, Inc., of record in Book 4231, Page 191, said Register's Office.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

The 1971 taxes have been prorated and are hereby assumed by the purchasers.

This is unimproved ( ) / improved (xx) property, known as 2636 Matthews Road, (House Number) (Street) Nashville, Tenn. (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 it does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And it does further covenant and bind itself, its successors 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. Whenever 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, the GRANTOR has caused this instrument to be executed by its duly authorized officers on this the 12th day of January, 1971.

TRINITY HILLS VILLAGE, INC.

Attest: Kelly S. Neely, Secy.
Kelly S. Neely, Secretary

By: Herschel Greer
Herschel Greer, President

STATE OF TENNESSEE
DAVIDSON COUNTY

Before me, A. M. Tenison, a Notary Public within and for the State and County aforesaid, personally appeared Herschel Greer and Kelly S. Neely with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the President and Secretary respectively of the Trinity Hills Village, Inc. the within named bargainor, a corporation, and that (they) as such President and Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Herschel Greer as such President, and attesting the same by the said Kelly S. Neely as such Secretary.

Witness my hand and official seal at office at Nashville, Tennessee on this the 12th day of January, 1971.

My commission expires February 14, 1973

A. M. Tenison
Notary Public.

TENNESSEE TITLE COMPANY

GUARANTY MORTGAGE CO. OF NASHVILLE
**Corporate Warranty Deed**

FROM

TRINITY HILLS VILLAGE, INC.

To

JOHN J. COLEMAN, JR., ET UX

REGISTER STAMP BELOW

The actual consideration for this transfer or value of property (whichever is greater) is $17,100.00. This is equal to or greater than the amount the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me this 12th day of January 1971

A.M.Tenison, Notary Public
My Commission Expires: Feb. 14,1973

PUT REVENUE STAMPS HERE:

PUT COUNTY COURT CLERK'S STAMP HERE:

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**TENNESSEE TITLE COMPANY**
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION
FORM NO 1005

BOOK 1473 PAGE 629

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IDENTIF. REFERENCE

JAN 14 1 35 PM '71

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

| | | | | | |
|---|---|---|---|---|---|
| JAN 14 | CONV | 17,100.00 | | | |
| JAN 14 S'TAX | | | A* | 44.46 | |
| JAN 14 PR'FEE | | | A* | .50 | |
| JAN 14 | W'DEED | | A* | 3.00 | * 47.96 |