B05480

IDENTIF. REFERENCE

FEB 23 9 49 AM '71

REGISTER
DAVIDSON COUNTY, TENN.

BOOK 4481 PAGE 412 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 15,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF February, 1971

Notary Public

MY COMMISSION EXPIRES:

(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
Georgia Rogers, (NAME)	NATIONAL MORTGAGE COMPANY (NAME)	Map 80-7
1454 County Hospital Road (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Road (STREET ADDRESS)	Par. 88
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38118 (CITY) (STATE) (ZIP)	

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 Co., a Tennessee Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Georgia Rogers, unmarried

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. 408 on the Plan of Section Nine, Bordeaux Hills, As of record in Book 4175, page 116, Register's Office for said County.

SAID Lot No. 408 fronts 63.0 feet on the southeasterly margin of County Hospital Road and extends back 124.54 feet on the northeasterly line and 121.42 feet on the southwesterly line, to a dead line in the rear, measuring 70.68 feet thereon.

BEING part of the same property conveyed to Coleman Realty Co., a Tennessee Corporation, by deed from Andrew Ewing, Trustee, of record in Book 4454, page 685, Register's Office for Davidson County, Tennessee.

FEB23'71	CONV	15,250.00			
FEB23'71	S'TAX		A*	39.52	
FEB23'71	PR'FEE		A*	.50	
FEB23'71	W'DEED		A*	3.00	* 43.02

This is improved (XX) unimproved ( ) property, known as 1454 (House Number) County Hospital Road (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 CO., has caused this instrument to be executed by its duly authorized officer, this the 5th day of February, 1971.

COLEMAN REALTY CO.
BY: Robert T. Coleman Pres.

(Rec'd Rec 1050 Stahlman Bldg.

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, ~~the undersigned~~, 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 respectively of the Coleman Realty Co. the within named bargainor, a corporation, and that (he) as such President, 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

Witness my hand and official seal at office at Nashville, Tennessee on this the 5th day of February, 19 71

My commission expires 4/26/1972

Notary Public

WARRANTY DEED

FROM

COLEMAN REALTY COMPANY

TO

GEORGIA ROGERS, UNMARRIED

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.