FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $74,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14 DAY OF April, 1971

Notary Public

MY COMMISSION EXPIRES: 10-26-74

(AFFIX SEAL)

BOOK 4493 PAGE 647

THIS INSTRUMENT WAS PREPARED BY
Tom G. Coleman, Jr., Atty., 1720 Parkway Towers, Nashville, Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Luther C. Coffey, Jr., etux (NAME)	Fidelity Federal (NAME)	Map 148-7
105 Rader Dr. (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Par 103
Nash Tenn (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 37219 (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, John Michael Balitsky and wife, Joan E. Balitsky

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Luther C. Coffey, Jr., and wife, Joyce Louise Coffey

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:

Being Lot No. 852 on the Plan of Cherokee Hills, Section VIII, as of record in Book 3700, Page 154, Register's Office for said County.

Said Lot No. 852 fronts 66.2 feet on the curve of the easterly margin of Rader Drive and extends back 158.3 feet on the northerly line and 159.7 feet on the southerly line, to a line in the rear on which it measures 153.4 feet.

Being the same property conveyed to John Michael Balitsky and wife, Joan E. Balitsky, by deed from Banner Construction Company, as of record in Book 4296, Page 649, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions of record in Book 4198, Page 609, and the Plan of Record in Book 3700, Page 154, and survey of James L. Murphy, Jr., dated September 11, 1968, show a 30 foot setback line from Rader Drive and a 10 foot public utility easement across the rear of the lot.

This conveyance is made subject to a deed of trust of record in Book 4296, Page 651, Register's Office for Davidson County, Tennessee.

This is ( ) unimproved (X) improved property, known as 105 Rader Drive, Antioch, Tennessee 37013
(House Number) (Street) (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 hand s this 14th day of April, 1971

x John Michael Balitsky

x Joan E. Balitsky

STATE OF TENNESSEE
Davidson County

BOOK 4493 PAGE 648

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named John Michael Balitsky and wife, Joan E. Balitsky

the bargainor S, 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 14 day of April, 1971

Commission expires Oct 26-1974

[illegible]
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 (his oath) (their several oaths) acknowledged (himself) (themselves) 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 at _____ on this the _____ day of _____, 19:__

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
John Michael Balitsky, etux

TO
Luther C. Coffey, Jr., etux

B 11089

IDENTIF. REFERENCE

APR 15 10 59 AM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

APR 15	CONV	19,108.14			
APR 15	STAX		A*	49.66	
APR 15	PBFEE		A*	.50	
APR 15	WDEED		A*	3.00	* 53.16