FROM: SAM F. COLEMAN,
DARTHEA T. COLEMAN,
and ROBERT T. COLEMAN

TO: JOANNE F. WILT

This Instrument Prepared By:
BAILEY, EWING, DALE & CONNER
Attorneys at Law
706 Nashville Bank & Trust Building
Nashville, Tennessee 37201

Address New Owner as Follows:
JOANNE F. WILT
3610 Nolensville Rd.
Nashville, Tenn. 37211

Send Tax Bills To:
Same

Map-Parcel Numbers
Map 161-4
Par. 175

BOOK 4499 PAGE 897

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $22,500.00.

Robert T. Coleman
Affiant

Subscribed and sworn to before me this 23rd day of April, 1971.

Robert B. Cotton
Notary Public

My Commission Expires:
Jan 29, 1973

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) and other considerations, the receipt and sufficiency of which is hereby acknowledged, paid by Joanne F. Wilt, hereinafter referred to as Grantee, to Sam F. Coleman, Darthea T. Coleman, and Robert T. Coleman, hereinafter referred to as Grantors, Grantors have bargained and sold, and by these presents do transfer and convey unto the said Grantee, her heirs and assigns, an one-half (1/2) undivided interest in and to a certain tract or parcel of land in the Sixth Civil District of Davidson County, Tennessee, described as follows:

Tract No. 1 as shown on the Plan of McMurray Manor, of record in Book 3700, page 76, Register's Office for said County.

Said Tract No. 1 fronts 235.38 feet on the Southerly side of Tusculum Road, measures 39.27 feet around a curve at the Southwesterly corner of the intersection of Tusculum Road and Green Leaf Drive, and measures 944.51 feet along the westerly side of Green Leaf Drive; measures 928.28 feet along its westerly line; and measures 306.0 feet along its southerly or rear line.

Being a part of the property which was conveyed to McMurray Manor Annex, by deed of Hermitage Homes, Inc., of record in Book 4475, Page 706, Register's Office for said County.

Said Tract No. 1 is expressly subject to the following:

1. Taxes for the year 1971, which are to be prorated, and payment thereof expressly assumed by Grantee.

2. The Plan of record in Book 3700, Page 76, shows: (a) an Owner's Certificate, which provides that "no lot or lots as shown hereon shall again be subdivided, re-subdivided, altered,or changed so as to produce less area than hereby established unless approved by the Metropolitan Planning Commission"; (b) a 50-foot minimum building setback line along Green Leaf Drive; (c) a 30-foot minimum building setback line along Tusculum Road; (d) a 10-foot public utility and drainage easement along the entire westerly line; (e) a 20-foot public utility and drainage easement along the rear line of said lot; (f) a 10-foot public utility and drainage easement, measuring 195 feet in length along Green Leaf Drive and across the Southeast corner of said tract at the intersection of said easement and the 20-foot easement along the rear; and (g) an 8-foot public utility and drainage easement running approximately east and west across the setback area on Green Leaf Drive, at a point approximately 135 feet south of the beginning of the curve, at the intersection of Tusculum Road and Green Leaf Drive.

This is unimproved property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantors do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except as set out above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

Witness our hands this 23rd day of April, 1971.

B 13911

IDENTIF. REFERENCE

MAY 7 11 41 AM '71

FEE & TAX PAID R. H. REGISTER DAVIDSON COUNTY, TENN.

Sam F. Coleman

Sam F. Coleman

Darthea T. Coleman

Darthea T. Coleman

Robert T. Coleman

Robert T. Coleman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me personally appeared, Robert B. Coates, a Notary Public in and for said County and State, the within named Sam F. Coleman, Darthea T. Coleman, and Robert T. Coleman, the bargainors, 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 23rd day of April, 1971.

Robert B. Coates

Notary Public

My Commission Expires:

Jan 29, 1973

MAY-7E	CONV	22,500.00				
MAY-7E	S'TAX		A*	58.50		
MAY-7E	R'FEE		A*	.50		
MAY-7E	D'DEED		A*	3.00	*	62.00