BOOK 4519 PAGE 810

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $32,000.00

Mira Fraenkel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF July 19 71.

Joel Riggs
Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) My Commission Expires Oct. 20, 1971

THIS INSTRUMENT WAS PREPARED BY

Joel Riggs & Company	3813 Cleghorn Avenue	Nashville, Tennessee
NAME	ADDRESS	

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mira Fraenkel (NAME)	Fidelity Federal Savings & Loan Assn. (NAME)	26W-03290
200 Mayfair Road (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Map 103-12
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	Par. 197

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, James Daniel Coggin and Marguerite L. Coggin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mira Fraenkel, a widow

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. 1 of Block "F" on the Map of Cherokee Park, Section I, as of record in Book 547, pages 169 and 170, Register's Office for said County.

Said Lot No. 1 fronts 80 feet more or less, on a curved line on the easterly side of Mayfair Road, and runs back 140 feet more or less on the southerly line, with the northerly margin of Valley Road, and 142.36 feet on the northerly line, to a dead line, measuring 82 feet thereon.

Being the same property conveyed to James Daniel Coggin and Marguerite L. Coggin, each having the right of survivorship in the other's one-half interest, by deed from Tom G. Coleman, Jr., Trustee, as of record in Book 3835, page 128, said Register's Office.

It is hereby agreed and under stood that Mira Fraenkel and Mira Cohen Fraenkel are one and the same person.

JUL 14	CONV	32,000.00			
JUL 14	STAX		A*	83.20	
JUL 14	PRFEE		A*	.50	
JUL 14	WDEED		A*	4.00	* 87.70

This is {x} unimproved / improved property, known as 200 Mayfair Road (House Number) (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.

Witness our hands this 13th day of July, 19 71

James Daniel Coggin

Marguerite L. Coggin

James Daniel Coggin

Marguerite L. Coggin

STATE OF TENNESSEE
Davidson County

BOOK 4519 PAGE 811

Personally appeared before me, Joel Riggs, a Notary Public in and for said County and State, the within named James Daniel Coggin and Marguerite L. Coggin

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 13th day of July 19 71

My Commission Expires Oct. 20, 1971

Commission expires

Joel Riggs
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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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

019 511.9

WARRANTY DEED

FROM James Daniel Coggin and Marguerite L. Coggin

TO Mira Fraenkel, a widow

FIDELITY FEDERAL SAVINGS & LOAN ASSOCIATION OF NASHVILLE

Please return to: Gee, Riggs & Co. 3813 Glen Leven Ave. 37215

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

B 22762

IDENTIF. REFERENCE

JUL 14 9 36 AM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.