B 26198

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FORM NO. WD-1

IDENTIF. REFERENCE

AUG 10 9 19 AM '71

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $4,500.00

H. Jere Ford Trustee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF August 19 71.

Ann Stone
Notary Public

MY COMMISSION EXPIRES: June 19 1973

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Peggy Akin, 905 Gallatin Road, Madison, Tennessee 37115
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mrs. Mary R. Coggins (NAME)	New Owners (NAME)	52-120-109
Berkley Hills Apts. N-2 300 Berkley Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison Tennessee 37115 (CITY) (STATE) (P. O. ZIP)	(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~~ I, H. Jere Ford, Trustee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mrs. Mary R. Coggins

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. 72 on the Plan of Sequoia Valley, Section 2, as of record in Book 3700, page 114, Register's Office for said County, described as follows:

Beginning at a point in the northeasterly margin of Shawnee Road, common corner of Lots Nos. 72 and 73: thence with the line between said two lots northeasterly 120.0 feet; thence with the line between Lots Nos. 71 and 72 southeasterly 124.7 feet to a point in the northwesterly margin of Sioux Terrace; thence with said margin southwesterly 20.5 feet, and 79.0 feet; thence around a curve westerly 39.27 feet to a point in the northeasterly margin of Shawnee Road; thence with said margin northwesterly 100.0 feet to the beginning.

Being property conveyed to H. Jerry Ford, Trustee, by deed from J. R. Corasey, Trustee, of record in Book 4331, page 677, Register's Office for Davidson County, Tennessee.

AUG 10 [illegible]	CONV	*4,500.00			
AUG 10 [illegible]	STAX		A*	11.70	
AUG 10 [illegible]	RFEE		A*	.50	
AUG 10 [illegible]	MTGFEE		A*	4.00	* 16.20

unimproved (X)
~~It~~ is improved ( ) property, known as Shawnee Road, Madison, Tennessee, 37115
(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 our heirs, 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 my hand this 5th day of August, 1971

H. Jere Ford Trustee
H. JERE FORD, TRUSTEE

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Ann Stone, a Notary Public in and for said County and State, the within named H. JERE FORD, TRUSTEE

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this 5th day of August 1971

Commission expires June 19, 1973

Ann Stone
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

Mail to: J.R. Coarsey Realty Co.
905 Gallatin Rd., Madison, Tenn

WARRANTY DEED

FROM
H. JERE FORD, TRUSTEE

TO
MRS. MARY R. COGGINS

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.