PREPARED BY: JOHN L. CHAMBERS
ATTORNEY AT LAW
ELEVENTH FLOOR, THIRD NATIONAL BANK BUILDING
POST OFFICE BOX 2683
NASHVILLE, TENNESSEE 37219

BOOK 1557 PAGE 297

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Coronada Builders Corporation (NAME:)	New Owner (NAME:)	Map 44-15
P. O. Box 188 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 1 & 13
Nashville, Tennessee 37202 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of ****** TWO HUNDRED NINETY-SEVEN
THOUSAND AND NO/100 ********** *DOLLARS*
($297,000.00), of which Ninety-Nine Thousand Two Hundred Seventy-Five and 60/100 Dollars ($99,275.60) has been paid in cash by the Grantee hereinafter named, the receipt of which is hereby acknowledged, and for the remainder, the said Grantee assumes the principal balance of One Hundred Ninety-Seven Thousand Seven Hundred Twenty-Four and 40/100 Dollars ($197,724.40) of that certain mortgage payable to First & Mid-South Mortgage Company, Nashville, Tennessee, secured by a deed of trust of record in Book _____, page _____, Register's Office of Davidson County, Tennessee,

JEBB, INC., the Grantor, has does
~~have~~ *bargained and sold, and by these presents* ~~do~~ *transfer and convey unto the said* CORONADA BUILDERS CORPORATION, the Grantee, its successors ~~heirs~~ *and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

A tract of land in the 4th Civil District of Davidson County, Tennessee, being part of Lot No. 5 on the Map of the Subdivision of the land of the heirs of Robert Hadley, deceased, as of record in Plan Book 2, page 101, Chancery Court at Nashville, described according to a survey made by W. W. Turner Company, Engineers, April 27, 1948, as follows:

BEGINNING with an iron pin at the east end of the return at the southeast corner of the intersection of Donelson Avenue and Bryan Street; thence the following courses and distances:

South 89° 13' East 158.8 feet along the southerly margin of Donelson Avenue to an iron pin, said pin being in the northwest corner of the U. S. Post Office property; thence, South 0° 48' West 229.5 feet to an iron pin, said pin being approximately in the south margin of an asphalt alley; thence, South 89° 13' East 133.5 feet along the south margin of said alley to an iron pin in the westerly margin of Elliston Street; thence, South 0° 48' West 206.0 feet along the westerly margin of Elliston Street to an iron pin; thence, North 89° 13' West 301.9 feet to an iron pin in the easterly margin of Bryan Street; thence, North 0° 45' East 425.6 feet along the easterly margin of Bryan Street to a concrete monument; thence, around a curve having a radius of 10 feet and a delta angle of 90° 02' for a distance of 15.7 feet to an iron pin, and the point of Beginning, containing 2.32 acres, more or less.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $297,000.00

Subscribed and sworn to before me, this the 30th day of November, 19 71

Affiant

My commission expires: 3-3-74 (Affix Seal)

Notary Public

BEING the same property conveyed to Jebb, Inc. by installment deed from I. R. Schulman, Trustee, of record in Book 4140, page 455, Register's Office for Davidson County, Tennessee.

B 39657

IDENTIF. REFERENCE

Nov 30 3 34 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

unimproved ( )
This is improved ( ) property, known as ..... (House Number) ..... (Street) ..... P. O. Address: ..... (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said CORONADA BUILDERS CORPORATION, its successors ~~heirs~~ *and assigns, forever.*

And Grantor / does ~~do~~ *covenant with the said* CORONADA BUILDERS CORPORATION *that* it is *lawfully seized and possessed of said land in fee simple;* has ~~have~~ *a good right to convey it, and the same is unencumbered,* except for: (1) leasehold interests of tenants in possession; (2) 1971 property taxes which are assumed by Grantee; (3) Matters of record in Book 1633, page 196, Book 1018, page 190, and Book 1634, page 177, RODC; (4) Deed of Trust of record in Book ____, page _____, RODC (assumed by Grantee).

And JEBB, INC., the Grantor, does ~~do~~ *further covenant and bind* itself, its successors ~~heirs~~ *and representatives, to warrant and forever defend the title to the said land to the said* CORONADA BUILDERS CORPORATION, its successors ~~heirs~~ *and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 30th *day of* November, *19* 71, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

******

JEBB, INC.

By: Lila C. Gilmore
President

ATTEST:

Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ..., 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.....

NOV 30 = CONV * .00 297,000.00
NOV 30 = S'TAX A* 772.20
NOV 30 = PR'FEE A* .50
NOV 30 = W'DEED A* 6.00 * 778.70

....., Notary Public.

Commission Expires.....

STATE OF.....
COUNTY OF.....

Personally appeared before me, ..., 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....., this.....

day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Donna J. Phillips, *a Notary Public of the State and County aforesaid, personally appeared* Ella E. Gilmore and James Gilmore, *with whom I am personally acquainted, and who, upon their several oaths acknowledged themselves to be* President and Secretary, respectively, *of the* JEBB, INC., *the within named bargainor, a corporation, and that they as such* President and Secretary, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by the said* Ella E. Gilmore *as* President, *and attesting the same by the said* James Gilmore *as* Secretary.

Witness my hand and seal, at office in Nashville, Tennessee

this 30th *day of* November, *19* 71.

Donna J. Phillips
Notary Public

Commission Expires 3-3-74

DONNA J. PHILLIPS NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE