mail

This instrument was prepared by Nancy K. Corley, Attorney, Suite #2, 107 Old Hickory Blvd., Madison, Tennessee 37115

WARRANTY DEED

BOOK 4558 PAGE 318

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
LEE EDWARD COLEY	SECURITY FEDERAL SAVINGS & LOAN	61-11-255
(NAME) Apt. # 35-A Crown Chalet Apts.	(NAME) 500 Union Street	15D-216D
(STREET ADDRESS OR ROUTE NUMBER) Madison, Tenn	(STREET ADDRESS) Nashcille, Tenn.	Par. 255
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of One Thousand and no/100's ($1,000.00) Dollars cash in hand paid, the receipt of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the GRANTEE herein to pay, the principal balances now due, plus future interest, on two certain notes, the first with a current unpaid principal balance of $1,757.79 secured by a Deed of Trust of record in Book 2458, Page 23, RODC, Tennessee; the second dated June 1, 1970, in the original principal sum of $6,200.00, payable to the order of L.O. Hardaway and wife, Lucille Clark Hardaway, in monthly installments of $49.02 through the 60th payment, then beginning with the 61st payment, in monthly installments of $92.01, both including interest at 8% per annum, secured by an installment deed executed by Orbon L. Gilbert and wife, Dorothy L. Gilbert, to R. C. Vardell, Trustee, of record in Book 4421, Page 494, RODC, Tennessee.

ORBON L. GILBERT and wife, DOROTHY L. GILBERT, hereinafter referred to as GRANTORS *have this day bargained and sold, and do hereby transfer and convey unto the said* GRANTEE, LEE EDWARD COLEY, his (successors), heirs and assigns *certain real estate in Davidson County, Tennessee, as follows:* Being parts of Lots Nos. 7 and 9 on the Plan of Kennedy and Graves' Subdivsi on of Monte Vista, as of record in Book 421, Page 143, Register's Office for said County, known as Tract 4 on thePlan of the Re-Subdivision of said Lots Nos. 7 and 9, not of record described according to a survey made by H. R. Swann, Jr., Surveyor, June 20, 1953, as follows: BEGINNING on the northerly margin of McAlpine, formerly Alpine Avenue, 110 feet east of the line between Lots Nos. 5 and 7, being the southeast corner of the property conveyed to Henry S. Baker and wife, by deed from R. E. Ellis and wife, of record in Book 1579, Page 147, said Register's Office; thence with said Baker's easterly line, northwardly 178 feet to an iron pin, Baker's northeast corner; thence with his northerly line, westwardly 60 feet to an iron pin in the easterly line of the property conveyed to Landon C. Hicks, Jr., and wife, be deed from R. E. Ellis and wife, of record in Book 1493, Page 440, said Register's Office; thence with said Hicks' easterly line and with a fence, northwardly 194.1 feet to an iron pin in a fence line, Hicks' northeast corner; thenc eastwardly, with said fence line, 176.2 feet to an iron pin at the corner of Lots Nos. 9 and 11; thence with the line between said two lots, southwardly 90 feet to an iron pin; thence westwardly 164.2 feet to an iron pin, being the northwest corner of Tract No. 5; thence with the westerly line of said tract, southwardly 90 feet to an iron pin; the southwest corner of said Tract No. 5; thence eastwardly 60 feet to an iron pin; thence southwardly 190 feet, more or less, to the northerly margin of said McAlpine Avenue; thence with same, westwardly 12 feet to the beginning. Being the same property conveyed to Orbon L. Gilbert and wife, Dorothy L. Gilbert, by installment deed from L.O. Hardaway and wife, Lucille Clark Hardaway, of record in Book 4421, Page 494, RODC, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 8819.91

Subscribed and sworn to before me, this the 30 day of Nov. 19 71

My commission expires: 4-26-75 (Affix Seal)

Affiant: Lee Edward Coley

Notary Public: Gladys and Cooley

This is unimproved ( ) improved (X) property, known as 1125½ (House Number) McAlpine (Street) Avenue P. O. Address: Nashville (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEE, Lee Edward Coley, his (successors), *heirs and assigns forever.* we *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except as shown above and 1971 taxes, which have been prorated and assumed by the Grantee.

we *further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to said real estate to said* GRANTEE, Lee Edward Coley and his *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hands this 30th day of November, 1971, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Orbon L. Gilbert

Dorothy L. Gilbert

Lee Edward Coley

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Undersigned, *a Notary Public in and for said County and State,* Orbon L. Gilbert and Dorothy L. Gilbert

the within named 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, Davidson County, Tennessee *this* 30th *day of* November, *19* 71.

Elizabeth Corley
Notary Public

Commission expires 4-26-75

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* .....*he as such* ..... *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ..... *this* .....*day of* ....., *19*.....

Notary Public

Commission expires .....

DEC-3 CONV *8,819.91
DEC-3 S'TAX A* 22.88
DEC-3 PR'FEE A* .50
DEC-3 W'DEED A* 4.00 * 27.38

WARRANTY DEED

FROM
Orbon L. Gilbert et ux

TO
Lee Edward Coley

B 40090

IDENTIF. REFERENCE

Dec 3 3 20 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS