BOOK 1564 PAGE 215

WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
DOBSON AND JOHNSON, INC.
11th FLOOR J. C. BRADFORD BLDG.
NASHVILLE, TENNESSEE 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	(MAP, GROUP, PARCEL NUMBER)
David Coakley	Dobson & Johnson, Inc.	Map 83-7
(NAME)	(NAME)	
902 Riverside Drive	1109 J. C. Bradford Building	Par. 202
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn.	Nashville, Tenn. 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of $10.00----------

----------TEN AND NO/100---------- *Dollars,*

Cash paid by David Coakley and wife, Barbara Jean Coakley, and other good and valuable considerations, the receipt of which is hereby acknowledged.

We, Davis H. Gann and wife, Barbara A. Gann,

have this day bargained and sold, and do hereby transfer and convey unto the said David Coakley and wife, Barbara Jean Coakley, their ~~XXXXX~~ *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

A certain tract or parcel of land in the 11th Civil District described as follows:

Beginning at a point in the westerly margin of Riverside Drive, 75 feet north of the north margin of Eastland Avenue; thence westerly 159.6 feet to the east right of way line of the L. & N. Railroad; thence with the margin of said right of way line, northerly along a slight curve 75 feet, more or less, to a point; thence easterly 164.12 feet to the west margin of Riverside Drive; thence with the margin of the same, southerly 75 feet to the beginning.

Being the same property conveyed to Davis H. Gann and wife, Barbara A. Gann, by deed from Clifford G. Waller and wife, Mary C. Waller, of record in book 4410, page 645, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 18,900.00

Subscribed and sworn to before me, this the 22nd day of December 19 71

Affiant

My commission expires: 8/9/72 (Affix Seal)

Notary Public

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

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said David Coakley and wife, Barbara Jean Coakley, their ~~XXXXX~~ *(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.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* David Coakley and wife, Barbara Jean Coakley, their ~~XXXXX~~ *heirs and assigns, against the lawful claims of all persons.*

Witness our hands this 22nd day of December, 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.*

X Davis H. Gann
Davis H. Gann

X Barbara A. Gann
Barbara A. Gann

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Beverly Jo Womble, *a Notary Public in and for said County and State,* Davis H. Gann and wife, Barbara A. Gann, *the within named 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* 22nd *day of* December, *19*71.

Beverly Jo Womble, *Notary Public*

Commission expires 8/9/72

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 .....

DEC28 CONV 18,900.00
DEC28 S TAX A* 49.14
DEC28 PRFEE A* .50
DEC28 MTGFEE A* 4.00 * 53.64

WARRANTY DEED

FROM
Davis H. Gann, et ux

TO
David Coakley, et ux

B 4 2 6 7 1

IDENTIF. REFERENCE

Dec 28 12 41 PM '71

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Guaranty Title
Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

Dobson & Johnson, Inc.