BOOK 4569 PAGE 365

This form furnished by Sumner County Title Co.

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF SUMNER

The Actual Consideration or Value, Whichever is Greater, For This Transfer is $ 16,150.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF January, 19 72

Notary Public

MY COMMISSION EXPIRES: November 13, 1974

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harlan Martin, Attorney at Law, Box 676, Hendersonville, Tennessee 37075

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. and Mrs. Henry M. Coleman	Murphree Mortgage Company	Map 86-B
(NAME)	(NAME)	
225 Janette Avenue	Box 3107	Par 137
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Goodlettsville, Tennessee	Nashville, Tennessee 37219	Pat
(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, D. D. Phillips, Builder, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Henry M. Coleman and wife, Pamela P. Coleman,

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:

Being Lot No. 279 on the Plan of Gatewood Subdivision, Section III, as of record in Book 4175, Pages 49 and 50, all inclusive, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more particular description.

Being part of the same property conveyed to D. D. Phillips by deed from Jones Homes, Inc., dated April 26, 1971 filed for record May 4, 1971 in Book 4498, Page 751, Register's Office for Davidson County, Tennessee, said deed being re-recorded May 24, 1971 and appears in Book 4504, Page 147, Register's Office for said County, to D. D. Phillips, Builder, Inc.

This conveyance is made subject to restrictive covenants of record in Book 4314, Page 290, Register Office for Davidson County, Tennessee, and such easements and set-back lines as appear of record.

This is unimproved ( ) improved (XX) property, known as ____ Janette Avenue, Goodlettsville, Tennessee
(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, 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 hand s this 10th day of January, 19 72
the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

D. D. Phillips, Builder, Inc.

BY: D. D. Phillips

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STATE OF TENNESSEE
County of Sumner

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__.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
County of Sumner

Before me, Elizabeth N. Thomson, a Notary Public within and for the State and County aforesaid, personally appeared D. D. Phillips and _____ with whom I am personally acquainted and who upon (his oath) (themselves several oaths) acknowledged (himself) (themselves) to be the President and _____ respectively of the D. D. Phillips, Builder, Inc. the within named bargainor, a corporation, and that (he) as such President 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 D. D. Phillips as such President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Hendersonville, Tennessee on this the 10th day of January, 19 72.

My commission expires November 13, 1974

Elizabeth N. Thomson
Notary Public

WARRANTY DEED

FROM

D. D. Phillips, Builder, Inc.

TO

Henry M. Coleman and wife,

Pamela P. Coleman

B 4 5 1 2 2

IDENTIF. REFERENCE

JAN 17 11 05 AM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

RETURN TO HARLAN MARTIN
BOX 1 HENDERSONVILLE, TENN.

SUMNER COUNTY TITLE CO.
Titles Guaranteed
Hendersonville, Tennessee

JAN 17 72	CONV	16,150.00			
JAN 17 72	S TAX		A*	41.86	
JAN 17 72	PR FEE		A*	.50	
JAN 17 72	W DEED		A*	4.00	* 46.36