Mail to Coleman Insurance Co
3610 Nolensville Rd
Nashville

THIS INSTRUMENT PREPARED BY
DEARBORN & EWING, ATTORNEYS
400 COMMERCE UNION BANK BUILDING
NASHVILLE, TENNESSEE 37219

BOOK 4694 PAGE 618

WARRANTY DEED

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Nos.
Joanne F. Wilt 1067 Lynwood Blvd Nashville, Tenn.	Joanne F. Wilt same	Map 14-7-2 Parcel 163

FOR AND IN CONSIDERATION of the sum of Seventy-Five Thousand ($75,000.00) Dollars, paid in cash by Joanne F. Wilt, hereinafter referred to as GRANTEE, to Coleman Insurance Co., a Tennessee corporation, hereinafter referred to as GRANTOR, receipt of which is hereby acknowledged by GRANTOR, GRANTOR has bargained and sole, and by these presents does transfer and convey unto the said GRANTEE, her 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 lying in the 6th Civil District of Davidson County, Tennessee, being described according to a survey by James L. Murphy, Jr. and Company dated July 20, 1967 and being more particularly described as follows:
BEGINNING at a point in the north right of way of Harding Place, said point being west 193 feet more or less from the centerline of Shadescrest Drive and being the common front corner for the herein described tract and the property of Caldwell Court Apartments; thence leaving said north right-of-way of Harding Place with the east line of said Caldwell Court Apartments north 3° 59' 11" east 500.58 feet to a concrete monument in the south line of the recorded subdivision, Abbay Hall Section II, Book 2331, page 38, Register's Office for Davidson County, Tennessee; thence with said south line south 86° 31' 45" east 465.75 feet to a concrete monument, the northwest corner of Lot No. 82 on the Plan of Battery Crest Section II as of record in Book 2900, page 132, Register's Office for Davidson County, Tennessee, and the northeast corner of the herein described tract; thence with the west line of said Lot No. 82 south 4° 03' 15" west 484.51 feet to a concrete monument on the north right-of-way of Harding Place, said monument being located on a curve to the right having a radius of 2824.79 feet; thence with said curve to the right along an intercepted arc having a delta of 6° 52' 57" and a tangent of 169.86 feet, a distance of 339.32 feet to a concrete monument; thence continuing with the right-of-way of Harding Place north 86° 00' 00" west 126.64 feet to the point of beginning. Containing 232,262.68 square feet or 5.33 acres, more or less.

BEING the same property which was conveyed to Coleman Insurance Co. by deed of Billy Hitt and wife, Rebecca W. Hitt, of record in Book 4646, page 42, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $75,000.00.

Robert T. Coleman
AFFIANT

Subscribed and sworn to before me, this the 2 day of April, 1973.

Margaret K Nelms
NOTARY PUBLIC

My Commission Expires: November 2, 1973

The above described property is conveyed expressly subject to:

1. Taxes for the year 1973, which have been prorated, and payment thereof is assumed by Grantee.

2. Easement for sewer of record in Book 4490, pages 220, et seq., Register's Office, Davidson County, Tennessee.

This is unimproved property, known as 530 Harding Place, Nashville, Tennessee, 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever. And GRANTOR covenants with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered, except as set forth above.

and GRANTOR further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, GRANTOR has caused this instrument to be executed by its authorized officer on this the 2th day of April, 1973.

COLEMAN INSURANCE CO.

BY Robert T. Coleman

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Margaret L Nelms, a Notary Public within and for the State and County aforesaid, personally appeared Robert T Coleman, with whom I am personally acquainted and who upon his oath acknowledged himself to be the President of the Coleman Insurance Co., the within named bargainor, a corporation, and that he as such _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Robert T Coleman as such president

WITNESS my hand and official seal at office at Nashville, Tennessee, on this the 2 day of April, 1973.

Margaret L Nelms
NOTARY PUBLIC

My Commission Expires: November 12, 1973

APR-3 S'TAX A* 195.00
APR-3 PR'FEE A* .50
APR-3 W'DEED A* 6.00 * 201.50

C 00824

IDENTIF. REFERENCE

APR 3 2 47 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.