BOOK 4761 PAGE 109 ✓

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
(NAME)	First Federal (NAME)	MAP 160 - 9
(STREET ADDRESS OR ROUTE NUMBER)	Union at Fourth (STREET ADDRESS)	PAR 19
(CITY) (STATE) (ZIP CODE)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP CODE)	M.P

WARRANTY DEED

For and in consideration of the sum of Ten and no/100 ($10.00) DOLLARS

Cash in hand paid and other good and valuable considerations, receipt of which is hereby acknowledged; we,

NOV-12 CONV 64,900.00
NOV-12 ST TAX A* 168.74
NOV-12 PR FEE A* .50
NOV-12 WDEED A* 4.00 * 173.24

IRA T. ADAMS AND WIFE, MARTHA S. ADAMS

have bargained and sold, and by these presents do transfer and convey unto the said JOHN A. COLEMAN, III AND WIFE, VIRGINIA J. COLEMAN

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 218 on the Plat of Oak Hill Estates, Section 2, of record in Plat Book 4460, pages 36, 37 and 38, Register's Office for said County.

Said Lot 218 fronts 178.28 feet on the Southeast margin of Forest Acres Drive and extends back 261.41 feet on the Northeast line and 264.18 feet on the Southwest line to a line on the rear on which it measures 161 feet.

Being part of the property conveyed to Ira T. Adams by deed from J. B. Downey, Trustee of record in Book 4726, page 38, said Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, restrictions, setback lines and taxes for 1973 applicable to said property.

unimproved ( )
This is improved (X) property, known as 5421 Forest Acres Drive, Nashville, Tennessee
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, 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.

Whenever 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 hands this 15th day of November, 1973.

Ira T. Adams
IRA T. ADAMS

Martha S. Adams
MARTHA S. ADAMS

BOOK 4761 PAGE 110

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named IRA T. ADAMS AND WIFE, MARTHA S. ADAMS

the 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 TENN, this 1st day of NOVEMBER, 1973.

My commission expires JAN 17 1977 Notary Public

STATE OF TENNESSEE
COUNTY OF

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

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

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $64,900.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

/s/ John A. Coleman III
/s/ Virginia J. Coleman

Sworn to and subscribed before me this 1st day of NOVEMBER, 1973.

My commission expires JAN 17 1977 Notary Public

This instrument was prepared by:
This instrument prepared by
Name STEPHENSON, LACKEY & HOLMAN Address
First Federal Building
Nashville, Tennessee 37219

FILED for FED.

64900.00

WARRANTY DEED

FROM IRA T. ADAMS AND WIFE, MARTHA S. ADAMS

TO JOHN A. COLEMAN, III AND WIFE, VIRGINIA J. COLEMAN

030282

IDENTIF. REFERENCE

Nov 1 3 25 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

TENNESSEE TITLE COMPANY
Suite 2114 — Parkway Towers
404 James Robertson Parkway
NASHVILLE, TENNESSEE 37219