THIS INSTRUMENT PREPARED BY:

DAVID B. HERBERT
ATTORNEY NASHVILLE, TENN.

# WARRANTY DEED

BOOK 4761 PAGE 922

REAU E. FOLK, JR. FORM

| MAP-PARCEL NUMBER(S) | NAME AND ADDRESS OF NEW OWNER(S) | SEND TAX BILLS TO |
|---|---|---|
| 130-15-65 | Mr/Mrs Ronald Coleman | Guaranty Mtge. Co.<br>311 7th Avenue, North<br>Nashville, Tennessee 37219 |
| FIELD BOOK NUMBER(S) | STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) | LOAN OR ACCOUNT NO. |
| 7DA-50960 | 4515 Wayland Drive | PROPERTY IS ☐ IMPROVED ☐ UNIMPROVED |

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest, on a certain note, dated January 8, 1965, in the original principal sum of $35,000.00, payable to Guaranty Mortgage Company, according to the terms and conditions thereof, with interest as set forth therein, and being secured by a deed of trust executed by Morris Frank Schwartz and wife, to Herschel Greer, Trustee, as of record in Book 3849, page 739, said debt having since been assigned to Peoples Home Life Insurance Company by instrument of record in Book 3850, page 507,

MORRIS FRANK SCHWARTZ and BETTE OBERMEYER SCHWARTZ hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto RONALD COLEMAN and wife, MADELIENE C. COLEMAN

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being part of Tract "A" on the Plan of Harpeth View Estates, as of record in Book 1835, page 69, described as follows:

BEGINNING at a point on the westerly margin of Wayland, formerly Fairview Drive at the northeast corner of Lot No. 6 on said plan; thence with the westerly margin of said Drive, north 0 degrees 25 minutes east 60 feet; thence north 78 degrees 01 minutes east 442.4 feet; thence south 35 degrees 58 minutes west 306 feet to the northwest corner of Lot No. 16 on the Plan of Harpeth View Estates, Section II, as of record in Book 2330, page 26; thence with the northeasterly boundary line of said Lot No. 16 and Lot No. 15, south 53 degrees 02 minutes east 384.5 feet to a point in the western boundary line of Lot No. 7 on the said Plan of Harpeth View Estates; thence with same, north 18 degrees 01 minutes east to the corner of said Lots Nos. 6 and 7; thence with the northwesterly boundary line of said Lot No. 6 north 35 degrees 06 minutes east 306.1 feet to the northwestern corner of said Lot No. 6; thence with the northern boundary line of said Lot No. 6 north 89 degrees 26 minutes east 110 feet to the beginning.

Being the same property conveyed to Morris Frank Schwartz and Bette Obermeyer Schwartz, as tenants in common, by deed from Charles H. Warfield, Trustee, as of record in Book 4527, page 118.

This conveyance is made subject to restrictions of record in Book 1449, page 155 and in Book 1728, page 127.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, Except as shown above and 1973 taxes, which have been prorated and assumed by Buyers.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 1st day of November, 1973.

Bette Obermeyer Schwartz

Morris Frank Schwartz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, David B. Herbert, a Notary Public in and for the State and County aforesaid, personally appeared the within named Morris Frank Schwartz and Bette Obermeyer Schwartz 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, Tennessee this, the 1ST day of November, 1973.

My commission expires: 7-27-77

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY TENN.

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), 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 _____, this, the _____ day of _____, 19____.

My commission expires:

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF November, 1973

MY COMMISSION EXPIRES: 7-27-77 (AFFIX SEAL) Notary Public

NOTARY PUBLIC DAVIDSON COUNTY TENN.

WARRANTY DEED

FROM

MORRIS FRANK SCHWARTZ AND BETTE OBERMEYER SCHWARTZ

TO

RONALD COLEMAN AND WIFE

C 30660

IDENTIF. REFERENCE

Nov 5 2 00 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Mail to: ORTALE KELLEY, HERBERT & CRAWFORD, 1420 Noel-Hall Building, Nashville, Tennessee

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|---|---|---|---|---|---|
| NOV-5 | CONV | 90,000.00 | | | |
| NOV-5 | S'TAX | | A* | 234.00 | |
| NOV-5 | PR'FEE | | A* | .50 | |
| NOV-5 | WDEED | | A* | 4.00 | * 238.50 |

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires:

Notary Public