(This instrument was prepared by Malon W. Smith, Jr., Attorney at Law
320 Gallatin Road,
Madison, Tenn. 37115.)

WARRANTY DEED

BOOK 4802 PAGE 131

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John R. Coarsey et ux (NAME:)	John R. Coarsey et ux (NAME:)	51-8-49
905 Gallatin Road, S. (STREET ADDRESS OR ROUTE NUMBER)	905 Gallatin Road, S. (STREET ADDRESS)	
,Madison,Tenn 37115 (CITY) (P. O. ZONE) (STATE)	Madison, Tennessee 37115 (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100 ($10.00) *DOLLARS*

cash in hand paid by the grantees hereinafter named and other good and valuable considerations, the receipt of which is hereby acknowledged,

APR-3 CONV 13,500.00
APR-3 S TAX A* 35.10
APR-3 PR FEE A* .50
APR-3 W DEED A* 6.00 * 41.60

We, CONCORD PROPERTIES, hereinafter called the grantors.

have bargained and sold, and by these presents do transfer and convey unto the JOHN R. COARSEY AND WIFE, ERMINIA S. COARSEY, herein 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:*

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of East Webster Addition, Section One, of record in Book 4350, page 196, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at a point 410 feet East of the right-of-way of Gallatin Road. Said point is a common point between Lots 1 and 2 of aforesaid plan; thence, in a Easterly direction, said Lot No. 1 fronts 60.0 feet on the Northerly margin of Webster Street to an existing monument; thence, North 25° 30' East 256.09 feet to an iron pin; thence, North 61° 30' West 184.0 feet to a point; thence, South 33° 50' West 111.90 feet to an existing monument; thence, South 62° 47' East 50.0 feet to a point; thence South 3.5 feet to a point, said point being the Northwesterly corner of Lot No. 2; thence, South 64° 30' East 90.0 feet to a point, said point being the Northeasterly corner of Lot No. 2; thence, South 25° 30' West 150.00 feet to the point of beginning.

Being part of the same property conveyed to Concord Properties by deed from Ewell A. Anderson, unmarried, of record in Book 4357, page 581, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. A 30-foot minimum building setback line from Webster Street, said minimum building setback line has been extended to 60-feet by agreement of Grantors and Insured herein, and a 10-foot easement for public utility and drainage purposes along the Northerly and Easterly lines of said lot, as shown on the Plan of record in Book 4350, page 196, said Register's Office.
2. Agreement between the parties herein that Grantees will not utilize subject premises in any manner so as to conflict or compete with Grantors business located adjacent to subject premises.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 13,500.00

Subscribed and sworn to before me, this the 29th day of March, 1974

J R Coarsey
Affiant

My commission expires: 1-29-77 (Affix Seal)

Notary Public

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

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* _____ *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.,* except as stated herein.

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.*

Witness Our *hands this* 29th *day of* March, *19* 74., *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

J. C. Hutton Jr.

BOOK 4802 PAGE 133

STATE OF ~~TENNESSEE~~ TEXAS
COUNTY OF ~~DAVIDSON~~ HARRIS

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State, the within named* ~~Concord Properties~~ James L. Britton III & F.J. Dyke, Jr. partners of Concord Properties *the bargainor*, *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 Houston, Texas, ~~Tennessee,~~ *this* 29th *day of* March, *19* 74.

Jennie W. Flynn, *Notary Public.*
JENNIE W. FLYNN

Commission Expires June 1, 1975.

STATE OF
COUNTY OF

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, *this* *day of*, *19*.

, *Notary Public.*

Commission Expires.

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.

1974 MAR 3 8 30 AM
IDENTIFICATION REFERENCE
ERNEST L. WILSON III REGISTER
DAVIDSON COUNTY, TENN.