BOOK 4828 PAGE 594

This instrument was prepared by Earl Thompson, Atty. Nashville, Tenn

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dale Lee Coleman (NAME)	Same (NAME)	
1501 Eastland Avenue (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	83-5
Nashville, Tennessee 37206 (CITY) (P. O. ZONE) (STATE)	Same (CITY) (ZONE) (STATE)	38 Pt

For and in Consideration of the sum of Thirty Thousand ($30,000.00) ---------- ---------- *DOLLARS*

of which $11,055.26 has been paid in cash, the receipt of which is hereby acknowledged, and for the remaining $18,944.74 which represents the unpaid balance of a deed of trust executed by Thomas S. Shipley to Thomas E. Stewart, Trustee, dated November 16, 1970 and recorded in Book 4461, page 125, Register's Office for Davidson County, Tennessee which balance of said deed of trust Dale Lee Coleman and wife, Suzanne T. Coleman hereby assume and agree to pay according to its terms, conditions and provisions as recited in said deed of trust and by reference the same is made a part of this conveyance as fully as if copied verbatim herein.

I, Thomas S. Shipley, an unmarried person, *have bargained and sold, and by these presents do transfer and convey unto the said* Dale Lee Coleman and wife, Suzanne T. Coleman, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being the easterly 138 feet of the southerly 250 feet of Block No. 2 on the corrected plan of the subdivision of Blocks Nos. 1, 2, and 3 of the T. P. Weakley Home Place, as of record in Book 421, page 50, Register's Office for Davidson County, Tennessee.

Said part of Block No. 2 fronts 138 feet on the northerly side of Eastland Avenue and runs back between parallel lines, with the westerly line of Lot No. 6 of Block No. 3, 250 feet to a proposed alley.

Being the same property conveyed to Thomas S. Shipley by deed from Joseph M. Najar of record in Book 4461, page 123, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $30,000.00

Affiant

Subscribed and sworn to before me, this the 21st day of June 1974

Notary Public

My commission expires: 11-30-76
(Affix Seal)

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 Dale Lee Coleman and wife, Suzanne T. Coleman, their *heirs and assigns, forever.*

And I *do covenant with the said* Dale Lee Coleman and wife, Suzanne T. Coleman *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.* , except the deed of trust executed by Thomas S. Shipley of record in Book 4461, page 125, RODCT, as aforesaid.

And I, Thomas S. Shipley

do further covenant and bind myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Dale Lee Coleman and wife, Suzanne T. Coleman, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 21 *day of* June, *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.*

Thomas S. Shipley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, J. M. Draper, a Notary Public in and for said County and State, the within named Thomas S. Shipley, unmarried

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee, this 21 day of June, 19 74.

Notary Public.

Commission Expires February 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 .

Mail to: Dale Lee Coleman
1501 Eastland Avenue
Nashville, Tennessee 37206

WARRANTY DEED

FROM

THOMAS S. SHIPLEY

TO

DALE LEE COLEMAN, ET UX

C 6 0 4 5 5

IDENTIF. REFERENCE

JUN 26 8 15 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUN26'74 CONV 30,000.00
JUN26'74 STAX A* 78.00
JUN26'74 PRTFEE A* .50
JUN26'74 WDEED A* 8.00
* 86.50

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

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