BOOK 4929 PAGE 571

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,500.00

Philip E. Coleman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF July, 19 75

Notary Public

MY COMMISSION EXPIRES: May 29 1976

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MARBUT GLENN GASTON, JR., ATTORNEY, 3300 Hillsboro Road, Nashville, Tennessee 37215
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Philip E. Coleman (NAME) | (NAME) | Map 131-15 |
| 1311 Burton Valley Road (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | Par 50 |
| Nashville, Tennessee-37215 (CITY) (STATE) (P. O. ZIP) | (CITY) (STATE) (ZIP) | 16DA-30706 |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JOSEPH C. HOFFMAN and wife, ESTER B. HOFFMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FLORA HUTCHESON JONES, a 1/2 undivided interest and PHILIP E. COLEMAN and wife, DELORES J. COLEMAN, a 1/2 undivided interest

HEREINAFTER 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. 26 on the Plan of Harpeth Acres, Section VII, as of record in Book 2331, page 154, Register's Office for said County, described as follows:

BEGINNING at a point in the south margin of Burton Valley Road, being the common front corner of Lots Nos. 26 and 27; thence with the line between said Lots, southwesterly 155.0 feet to a monument which is the common corner of Lots Nos. 25, 26 and 27; thence with the line between Lots 25 and 26, southeasterly 217.6 feet to a point in the westerly margin of Benton Smith Road; thence along the margin of said road, around a slight curve, northerly 255.0 feet to a monument, the beginning of a curve with a radius of 25.0 feet; thence around said curve in a northwesterly direction, 31.42 feet to a monument in the southerly margin of Burton Valley Road; thence with the margin of said road, northwesterly around a slight curve, 197.87 feet to the point of beginning.

BEING the same property conveyed to Joseph C. Hoffman and wife, Ester B. Hoffman, by deed from Clarence Everette Jackson and wife, Margaret C. Jackson, of record in Book 4154, page 494, Register's Office for Davidson County, Tennessee.

Subject to restrictive covenants of record in Book 2633, page 487, and plan of record in Book 2331, page 154, Register's Office for Davidson County, Tennessee.

Subject to 1975 taxes which Grantees assume and have been prorated this date.

This is unimproved ( ) improved (X) property, known as 1311 Burton Valley Road, Nashville, Tennessee - 37215
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 30th day of June, 19 75

Joseph C. Hoffman

Ester B. Hoffman

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph C. Hoffman and wife, Ester B. Hoffman

the bargainors, 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 1st day of July 19 75

Commission expires 8-9-75

Betty D. Ehrlsman
Notary Public

BETTY EHRLSMAN * NOTARY PUBLIC * DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes 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 official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

JOSEPH C. HOFFMAN, ET UX

TO

FLORA HUTCHESON JONES and PHILIP E. COLEMAN, ET UX

ATC 192229

D 0 5 7 1 5

IDENTIF. REFERENCE

JUL 7 12 35 PM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

RUSH

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

| | | | | |
|---|---|---|---|---|
| JUL-7[75] | CONV | 65,500.00 | | |
| JUL-7[75] | S'TAX | | A* 170.30 | |
| JUL-7[75] | PR'FEE | | A* .50 | |
| JUL-7[75] | W'DEED | | A* 4.00 | * 174.80 |