BOOK 4973 PAGE 902

This instrument prepared by:
Paul Holbrook, Attorney
1202 Nashville Trust Building
Nashville, Tennessee 37201

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Nicholas W. Randolph (NAME)	same (NAME)	174 - Part 3.5
2301-A Foster Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37211 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 - ($10.00) - - - - - - - - - - *Dollars,*

cash in hand paid by Nicholas W. Randolph and other good and valuable considerations, the receipt of which is hereby acknowledged.

Now I, Hallie H. Coffey (unmarried)

have this day bargained and sold, and do hereby transfer and convey unto the said Nicholas W. Randolph, his

~~XXXXX~~ *heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Being the southwest portion of the Hallie H. Coffey property of record in Book 1755, page 143, said Register's Office, and described according to a survey made by Lambert & Son Surveyors, dated October 25, 1975 as follows:

Beginning at a set iron pin in the easterly margin of Cane Ridge Road, said point also being 4575 feet more or less, south of the intersection of old Franklin Road and Cane Ridge Road; thence with the easterly margin of said Cane Ridge Road South 20° 30' East 172.0 feet to a point; thence continuing along margin South 20° 30' East 172.0 feet to a point; thence continuing along margin South 30° 05' East 456.4 feet to a set iron pin; thence leaving said road North 57° East 21.0 feet to a set iron pin; thence North 4° East 931.7 feet to a set iron pin; thence South 44° West 535.0 feet to the point of beginning and containing 3.55 acres, more or less.

Being the same property conveyed to Joe M. Coffey and wife, Hallie H. Coffey by deed from Nashville Trust Company of record in Book 1045, page 228, and by deed conveying to Hallie H. Coffey, for a ½ undivided interest from Joe M. Coffey, recorded in Book 1755, page 143, Register's Office for Davidson County, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $3,750.00

Subscribed and sworn to before me, this the 19th day of November 19 75.

Affiant

My commission expires: 5/7/77.
(Affix Seal)

Notary Public

This is ~~unimproved~~ improved property, known as 3.55 acres (House Number) Cane Ridge Road (Street) Antioch P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Nicholas W. Randolph, his

~~XXXXXX~~

heirs and assigns forever. I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

except taxes for year 1975 which seller assumes and agrees to pay.

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Nicholas W. Randolph, his

~~XXXXXX~~ *heirs and assigns, against the lawful claims of all persons.*

Witness MY *hand this* 19th *day of* November, 19 75 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Hallie H. Coffey

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Hallie H. Coffey (unmarried)

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

Witness my hand and official seal at Nashville Tennessee, this 19th day of November, 19 75.

Paul Gilbreath Notary Public

Commission expires 5/7/77.

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.....

NOV24 75 CONV *8,750.00
NOV24 75 S'TAX B* 22.62
NOV24 75 PR'FEE B* .50
NOV24 75 W'DEED B* 4.00 * 27.12

WARRANTY DEED

FROM
Hallie H. Coffey
TO
Nicholas A. Randolph

D 25678

IDENTIF. REFERENCE

Nov 24 2 07 PM '75

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Box 28
Phone 255-4631
NASHVILLE, TENNESSEE 37238