This instrument prepared by: Thomas E. Stewart, Attorney at Law, 223 Madison Street, Madison, Tennessee 37115

BOOK 4974 PAGE 721

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JAMES D. McLAUGHLIN, ET UX (NAME)	SAME (NAME)	104-12
Route 3 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	216
Franklin, TN (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	24 W 02025

FOR AND IN CONSIDERATION of the sum of ----------TEN AND 00/100----------
----------($10.00)---------- Dollars,

cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged, including the grantees assuming a certain unpaid indebtedness of record in Book 4806, page 973, Register's Office for Davidson County, Tennessee, which grantees promise to pay and agree to hold grantors harmless from same,

MARGARET A. COATS, widow,

have this day bargained and sold, and do hereby transfer and convey unto the said

JAMES D. McLAUGHLIN AND WIFE, VERONICA F. McLAUGHLIN,

(successors), heirs and assigns,

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

Land in Davidson County, Tennessee, being Lot No. 6 on the plan of Lenox Place as of record in Book 161, page 171, Register's Office for Davidson County, Tennessee.

Said Lot No. 6 fronts 50 feet on the west side of Baxter Avenue, now called 18th Avenue South, and runs back between parallel lines 141 feet to an alley.

Being the same property conveyed to Margaret A. Coats by deed from Zelma I. Watson, of record in Book 4806, page 973, 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 $ 26,000.00

Subscribed and sworn to before me, this the 12 day of November 19 75

Affiant

My commission expires: 11-6-76 (Affix Seal)

Notary Public

This is unimproved ( ) improved (XX) property, known as 2011 - 18th Avenue South, Nashville, Tennessee
(House Number) (Street) 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 grantees, their (successors), 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 as appears of record.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Witness my hand this 12th day of November, 1975, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Margaret A. Coats

BOOK 4974 PAGE 722

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARGARET A. COATS, widow

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 Madison, Tennessee, this 12th day of November, 19 75

Billy H. Howell
Notary Public

Commission expires 11-6-76

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.....

NOV26 75	CONV	26,000.00			
NOV26 75	S'TAX		B*	67.60	
NOV26 75	PR'FEE		B*	.50	
NOV26 75	W'DEED		B*	4.00	* 72.10

WARRANTY DEED

FROM

MARGARET A. COATS, widow

TO

JAMES D. McLAUGHLIN, ET UX

D 26063

"IDENTIFICATION" REFERENCE

Nov 26 2 46 PH '75

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 106 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115