BOOK 1988 PAGE 117 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $22,500.00

J. R. Coarsey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF December 19 74

Notary Public

MY COMMISSION EXPIRES: 1/22/77

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Peggy Akin, 905 Gallatin Road, Madison, Tennessee 37115
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Driver Investments (NAME)	New Owners (NAME)	51-8-11
118 Emmitt AVenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, Tennessee 37115 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, J. R. Coarsey and wife, Erminia S. Coarsey

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Driver Investments

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 the 11th Civil District of Davidson County, Tennessee, being Lot No. 1 and the southerly portion of Lot No. 3 on the Plan of Coarsey-Driver Commercial Subdivision, as of record in Book 4675, page 157, Register's Office for said County, and described together as follows:

Beginning at an iron pin in the northerly margin of East Webster Street, same being the southwesterly corner of said Lot No. 1; thence, leaving said margin North 25° 30' East 150.00 feet to an iron pin; thence North 64° 30' West 90.00 feet to an iron pin; thence North 25° 30' East 3.50 feet; thence North 62° 09' West 50.00 feet to an iron pin; thence North 20° 19' 39" East 111.63 feet to an iron pin; thence South 62° 09' East 25 feet to an iron pin; thence South 61° 32' East 184.00 feet to an iron pin; thence South 25° 30' West 256.09 feet to a monument in the northerly margin of said East Webster Street; thence with said margin, North 64° 30' West 60.00 feet to the beginning.

Being the same property conveyed to J. R. Coarsey (being one and the same person as John R. Coarsey) and wife, Erminia S. Coarsey, by deed from Concord Properties, of record in Book 4802, page 131; and a small triangular portion of the property conveyed to Erminia S. Coarsey by deed from Madison Square Shopping Center, Inc., of record in Book 3578, page 521, both in said Register's Office.

This is unimproved (X) improved ( ) property, known as Lot No. 1, Coarsey-Driver Commercial Sub., Madison, Tenn.
(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 hand this 16th day of December, 19 74

J. R. COARSEY

ERMINIA S. COARSEY

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Mrs. Alfred R. Akin, a Notary Public in and for said County and State, the within named J. R. Coarsey and Erminia S. Coarsey

the bargainor S, 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 Madison, Tennessee, this 16th day of December 19 74

Commission expires 1-29-77

Mrs Alfred R Akin
Notary Public

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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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

905 Gallatin Road, Madison,
Tennessee 37115

WARRANTY DEED

FROM
J. R. COARSEY AND WIFE,

TO
ERMINIA S. COARSEY

DRIVER INVESTMENTS

D 3 1 9 7 3

IDENTIF. REFERENCE

JAN 13 4 03 PM '76

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

JAN 13	CONV	22,500.00			
JAN 13	STAX		B*	58.50	
JAN 13	PRFEE		B*	.50	
JAN 13	WDEED		B*	4.00	* 63.00

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.