BOOK 3016 PAGE 680

3016 - 680

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
	FIRST FEDERAL SAVINGS & LOAN	7DA-50980
(NAME)	(NAME) UNION AT FOURTH	130-15
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	61
(CITY) (STATE) (ZIP CODE)	NASHVILLE, TENNESSEE 37219 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Ten and no/100 ($10.00) ---------- DOLLARS

Cash in hand paid and other good and valuable considerations, receipt of all of which is hereby acknowledged; we

Joseph A. Coakley and wife, Jeanne M. Coakley

have bargained and sold, and by these presents do transfer and convey unto the said James F. Regnier and wife, Laura E. Regnier

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 13 on the Plan of Section II, Harpeth View Estates, of record on Book 2330, page 26, Register's Office for said County.

Beginning at a point in the westerly margin of Wayland Drive at the corner of this lot and of the subdivision of Harpeth View Estates, as of record in Book 1835, page 69, said Register's Office; thence westerly along the line of said subdivision 228.1 feet to a corner of Lot 14 of this subdivision; thence with the line between Lots 13 and 14, southerly 182.6 feet to the north margin of Wayland Court; thence with the margin of the same, easterly 216 feet to the beginning of a curve; thence around said curve, northeasterly 41 feet to the west margin of Wayland Drive; thence with the margin of the same, northerly 173.1 feet to the point of beginning.

Being the same property conveyed to Joseph A. Coakley and wife, Jeanne M. Coakley, by deed of record in Book 3921, page 948, Register's Office for said County.

This conveyance is made subject to restrictive covenants, easements, set back lines of record, and taxes for the current year applicable to said property.

unimproved ( )
This is improved (X) property, known as 4529 Wayland Drive (House Number) (Street)
Nashville, Tennessee 37215
(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 16th day of April, 1976.

Joseph A. Coakley

Jeanne M. Coakley

BOOK 5016 PAGE 681

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Teresa H. Sander, a Notary Public in and for said County and State, the within named Joseph A. Coakley and wife, Jeanne M. Coakley

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 Nashville, Tennessee, this 16th day of April, 1976.

My commission expires November 13, 1979 Notary Public Teresa H. Sander

TERESA H. SANDER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by the said and attesting the same by the said as such .

Witness my hand and seal, at office in , this day of , 19 .

Notary Public

Commission expires

CO	51,500.00	MO	
WD	4.00	MS	
TD		ST as such	133.10
CC		ST as such	
MR		PF	.50
UCC		TOTAL	138.40

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $51,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

James H. Rogers

Sworn to and subscribed before me
this 16th day of April, 1976.

My commission expires November 13, 1979 Notary Public Teresa H. Sander

TERESA H. SANDER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This instrument was prepared by:

Name	Address
This instrument prepared by STEPHENSON AND LACKEY	First Federal Building, Nashville, Tennessee 37219

WARRANTY DEED

FROM

JOSEPH A. COAKLEY AND WIFE,

JEANNE M. COAKLEY

TO

JAMES F. REGNIER AND WIFE,

LAURA E. REGNIER

D45276

INDEXED REFERENCE

Apr 19 2 51 PM '76

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219