This instrument was prepared by [redacted], Attorney at Law,
3815 Cleghorn Avenue, Nashville, Tennessee, 37215.

mail

BOOK 5020 PAGE 553

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ROBERT J. ROSELLI, etux (NAME)	Kimbrough Kathleen (NAME)	Map 142-14
723 Harpeth Parkway West (STREET ADDRESS OR ROUTE NUMBER)	Parkway Towers (STREET ADDRESS)	Parcel 32
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn (CITY) (ZONE) (STATE)	9D-28626

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ---------- ($10.00) ---------- *Dollars,* cash in hand paid by the Grantees, hereinafter named, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by said Grantees of the unpaid balance of an indebtedness in the original principal amount of $30,000.00, payable to Commerce Union Bank; and secured by a deed of trust executed by the Grantors, hereinafter named, to William N. Dearborn, Trustee, of record in Book 4610, Page 147, Register's Office for Davidson County, Tennessee, which said balance the said Grantees hereby agree to assume and promise to pay,

We, ROY T. COULTER and wife, ELLANNE COULTER, herein called Grantors

have this day bargained and sold, and do hereby transfer and convey unto the said ROBERT J. ROSELLI and wife, KATHLEEN ROSELLI, herein called Grantees,

their ~~successors~~ *heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 47, Section 1, on the plan of Harpeth Valley Park Subdivision, of record in Book 3600, Page 94, said Register's Office, described as follows:

Said Lot No. 47 fronts 90 feet on the southerly side of Harpeth Parkway West and runs back between parallel lines 175 feet to a line at the rear on which it measures 90 feet thereon.

Being the same property conveyed to Roy T. Coulter and wife, Ellanne Coulter by deed from William M. Williams and wife, Janet Binns Williams of record in Book 4610, Page 145, said Register's Office.

This conveyance is made subject to restrictive covenants contained in instrument of record in Book 3857, Page 858, said Register's Office; setback lines, easements and other limitations as shown on the plan of record in Book 3600, Page 94, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 44,500.00

Subscribed and sworn to before me, this the 29th day of April 1976

Affiant

My commission expires: April 26, 1979 (Affix Seal)

Notary Public

This is ( ) unimproved ( ) improved property, known as 723 Harpeth Parkway West (House Number) (Street) Nashville, Tennessee 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.* We *covenant that* we are *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 stated herein and 1976 taxes which have been pro-rated and assumed by the said Grantees.

We *further covenant and bind* ourselves, our *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 our hand s *this* 29th *day of* April, 19 76, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

(Roy T. Coulter)

(Ellanne Coulter)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Roy T. Coulter and wife, Ellanne Coulter

the within named 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 Tennessee
this 29th *day of* April, *19* 76.

Notary Public

Commission expires March 26, 1979

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 .....

APR 30 76 CONV 44,500.00
APR 30 76 S'TAX 8* 115.70
APR 30 76 PR'FEE 8* .50
APR 30 76 M'DEED 8* 4.00 * 120.20

WARRANTY DEED

FROM

ROY T. COULTER, etux

TO

ROBERT J. ROSELLI, etux

D 47068

IDENTIF. REFERENCE

APR 30 10 27 AM '76

FELIX J. ... REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS