THIS INSTRUMENT WAS PREPARED BY AVON N. WILLIAMS, JR., ATTORNEY AT LAW, 1414 PARKWAY TOWERS, NASHVILLE, TN. 37219.

WARRANTY DEED

BOOK 5040 PAGE 761

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Eugene O. Coffman, et al (NAME)	Same (NAME)	72-17
1406 E. Douglas Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	196
Nashville, Tn. 37206 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	9

FOR AND IN CONSIDERATION of the sum of Ten and No/100---($10.00)-------------- Dollars,

cash in hand paid by Eugene O. Coffman and mother, Mrs. Rutha L. Coffman, hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, M. L. Randall and wife, Shirley Randall, hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, Eugene Oliver Coffman, Sr. and mother, Mrs Rutha L. Coffman, their

XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

(successors), heirs and assigns,

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

Land in Davidson County, Tennessee, being the westerly part of Lot No. 33 and the easterly part of Lot 34, on the Plan of H. M. Doak's Subdivision, as of record in Book 332, page 22, Register's Office for said County, and described as follows:

Beginning on the southerly margin of Douglas Avenue, 6 feet 11 inches easterl from the corner of Lots 33 and 34; thence with the southerly margin of said Avenue, westerly 43 feet 7 inches to a point 13 feet 4 inches easterly from the northwest corner of Lot 34; thence southerly 174 feet to a point on the northerly margin of an alley 11 feet easterly from the southwest corner of Lot 34; thence with the northerly margin of said alley, easterly 44½ feet to a point 5½ feet easterly from the corner of Lots 33 and 34; thence northerly 174 feet to the beginning.

Being the same property conveyed to M. L. Randall by deed from Julia L. Mallernee, Trustee, of record in Book 4412, page 953, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $1,500.00

Subscribed and sworn to before me, this the 24th day of June 1976.

[signature] Affiant

My commission expires: (Affix Seal) Notary Public

This is unimproved ( ) / improved (X) property, known as 1406 E. Douglas Avenue, Nashville, Tn. 37206 (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 Eugene Oliver Coffman, Sr. and mother, Mrs. Rutha L. Coffman, 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 of Deed of Trust to T. I. Holman, Jr. Trustee, of record in Book 4180, page 61, Register's Office for Davidson County, Tennessee. We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Eugene Oliver Coffman, Sr. and mother, Mrs. Rutha L. Coffman, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 25th *day of* June 1976, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

M. L. R. M. L. Randall [signature] | Shirley Randall [signature]

M. L. Randall | Shirley Randall

BOOK 5040 PAGE 762

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Robert E. L. Sutton, *a Notary Public in and for said County and State,* M. L. Randall and wife, Shirley Randall,

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 Nashville, *Tennessee, this* 25 *day of* June, *19* 76.

Robert E. L. Sutton *Notary Public*

Commission expires 7-22-1976

NOTARY PUBLIC

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 .....

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 1,500.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 30th DAY OF June 1976
Deputy Register

JUN30'76	CONV	*1,500.00			
JUN30'76	S'TAX		B*	3.90	
JUN30'76	PR'FEE		B*	.50	
JUN30'76	W'DEED		B*	4.00	* 8.40

WARRANTY DEED

FROM
M. L. RANDALL, ET UX

TO
EUGENE OLIVER COFFMAN, SR., ET AL

D 56273

IDENTITY REFERENCE

JUN 30 2 54 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

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

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