BOOK 5048 PAGE 994

FORM NO. WD-1

This instrument prepared by
CLYDE PAUL HOLLAND, ATTY.
2016 Parkway Towers Bldg.
Nashville, Tennessee 37219

RETURN TO
CLYDE PAUL HOLLAND, ATTY.
2016 Parkway Towers Bldg.
Nashville, Tennessee 37219

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 41,500.00

Fletcher J. Bryant
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF July A.D. 1976

Thomas N. Kay
Notary Public

MY COMMISSION EXPIRES: Dec 8, 1976
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Fletcher J. Bryant (NAME) | First Federal (NAME) | 161-6 |
| 5173 Whitaker Drive (STREET ADDRESS OR ROUTE NUMBER) | 236 4th Avenue North (STREET ADDRESS) | 227 |
| Nashville, Tennessee (CITY) (STATE) (P. O. ZIP) | Nashville, Tennessee (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, ALBERT E. COLEMAN and wife, JANET D. COLEMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FLETCHER J. BRYANT and wife, SYLVIA B. BRYANT

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 Davidson Count, Tennessee, being Lot No. 126 on the Plan of Huntington Park, Section Two, of record in Plan Book 4175, Page 108, Register's Office for said County.

SAID Lot No. 126 fronts 130 feet on the westerly side of Whitaker Drive and runs back between lines, measuring 123.50 feet on the northerly line and 104.20 feet on the southerly line measuring 74.30 feet thereon.

BEING the same property conveyed to Albert E. Coleman and wife, Janet D. Coleman by deed from Smithson Construction Co., Inc. of record in Book 4618, Page 99, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the plan of record in Book 4175, Page 108, said Register's Office, which shows an owner's certificate a 30-foot minimum building setback line from Whitaker Drive and a 10-foot easement for public utility and drainage purposes along the southerly and westerly lines of said lot; and restrictive covenant contained in instrument of record in Book 4393, Page 383, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 5173 Whitaker Drive, Nashville, Tennessee
(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 s this 22nd day of July, 1976

Albert E. Coleman
ALBERT E. COLEMAN

Janet D. Coleman
JANET D. COLEMAN

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ALBERT E. COLEMAN and wife, JANET D. COLEMAN

the bargainors, 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 22nd day of July 1976

Commission expires Dec 8, 1976

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

WARRANTY DEED

FROM
ALBERT E. COLEMAN and wife,

JANET D. COLEMAN

TO
FLETCHER J. BRYANT and wife,

SYLVIA B. BRYANT

D 59866

IDENTIF. REFERENCE

JUL 23 1 49 PM '76

FEE ... REGISTER
DAVIDSON COUNTY, TENN.

Filed for Record

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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|---|---|---|---|---|---|
| JUL 23 76 | CONV | 41,500.00 | | | |
| JUL 23 76 | S'TAX | | B* | 107.90 | |
| JUL 23 76 | PR'FEE | | B* | .50 | |
| JUL 23 76 | W'DEED | | B* | 4.00 | * 112.40 |