USLIFE 43-077-1917F

BOOK 5064 PAGE 695

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Keith L. Holloway et ux (NAME)	Guaranty Mortgage Company (NAME)	130-15-65
4515 Wayland Drive (STREET ADDRESS OR ROUTE NUMBER)	311 7th Avenue, North (STREET ADDRESS)	7DA-50960
Nashville, TN 37215 (CITY) (STATE) (ZIP CODE)	Nashville, TN 37129 (CITY) (STATE) (ZIP CODE)	

THIS INSTRUMENT PREPARED BY
JOHN P. BROWN, JR.
ATTORNEY AT LAW
3716 HILLSBORO ROAD
NASHVILLE, TENNESSEE 37215

WARRANTY DEED

For and in consideration of the sum of Ten and 00/100---------- DOLLARS and other good and valuable considerations, the receipt of all of which is hereby acknowledged and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest, on a certain note, dated January 8, 1965, in the original principal sum of $35,000.00, payable to Guaranty Mortgage Company, according to the terms and conditions thereof, with interest as set forth therein, and being secured by a deed of trust executed by Morris Frank Schwartz and wife, to Herschel Greer, Trustee, as of record in Book 3849, page 739, said debt having since been assigned to Peoples Home Life Insurance Company by instrument of record in Book 3850, page 507.

We, the undersigned, Ronald Coleman and wife, Madeliene C. Coleman, have bargained and sold, and by these presents do transfer and convey unto the said Keith L. Holloway and wife, Ginger Wood Holloway,

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

Being part of Tract "A" on the Plan of Harpeth View Estates, as of record in Book 1835, page 69, described as follows:

BEGINNING at a point on the westerly margin of Wayland, formerly Fairview Drive at the northeast corner of Lot No. 6 on said plan; thence with the westerly margin of said Drive, north 0 degrees 25 minutes east 60 feet; thence north 78 degrees 01 minutes east 442.4 feet; thence south 35 degrees 58 minutes west 306 feet to the northwest corner of Lot No. 16 on the Plan of Harpeth View Estates, Section II, as of record in Book 2330, page 26; thence with the northeasterly boundary line of said Lot No. 16 and Lot No. 15, south 53 degrees 02 minutes east 384.5 feet to a point in the western boundary line of Lot No. 7 on the said Plan of Harpeth View Estates; thence with same, north 18 degrees 01 minutes east to the corner of said Lots Nos. 6 and 7; thence with the northwesterly boundary line of said Lot No. 6 north 35 degrees 06 minutes east 306.1 feet to the northwestern corner of said Lot No. 6; thence with the northern boundary line of said Lot No. 6 north 89 degrees 26 minutes east 110 feet to the beginning.

Being the same property conveyed to Ronald Coleman and wife, Madeliene C. Coleman by deed from Morris Frank Schwartz and Bette Obermeyer Schwartz, as of record in Book 4761, page 922, R.O.D.C.

This conveyance is made subject to restrictions of record in Book 1449, page 155, and in Book 1728, page 127, R.O.D.C. and agreement of record in Book 2084, page 173, R.O.D.C. Recorded plan shows an Owner's Certificate, a 10-foot easement for public utilities along the north ling, and along the west line and along the entire easterly line.

Taxes for 1976 have been prorated and liability is assumed by purchaser.

unimproved ( )
This is improved (X) property, known as 4515 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 1st day of September, 19 76.

Ronald Coleman

Madeliene C. Coleman

Ronald Coleman

Madeliene C. Coleman

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, [signature], a Notary Public in and for said County and State, the within named Ronald Coleman and wife, Madeliene C. Coleman

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, this 1st day of September, 1976.

My commission expires 4-30-80 Notary Public [signature]

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 as such 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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 109,303.83
This is equal to or greater than the property would bring at a fair and voluntary sale.

[signature]

Sworn to and subscribed before me this 1st day of September, 1976.

My commission expires 4-30-80 Notary Public [signature]

This instrument was prepared by:

John P. Brown, Jr., 3716 Hillsboro Road, Nashville, Tennessee 37215

Name				Address
SEP-2 76	CONV	90,000.00		
SEP-2 76	CONV	19,303.83		
SEP-2 76	S'TAX		B* 234.18	
SEP-2 76	PR'FEE		B* .50	
~~SEP-2 76~~	~~W'DEED~~		~~B* 4.00~~	~~* 288.68~~

WARRANTY DEED

FROM

Ronald Coleman and wife,

Madeliene C. Coleman

TO

Keith L. Holloway and

wife, Ginger Wood Holloway

D 66098

IDENTIF. REFERENCE

SEP 2 9 00 AM '76

DAVIDSON COUNTY, TENN.

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

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JOHN P. BROWN, JR.
ATTORNEY AT LAW
3716 HILLSBORO ROAD
NASHVILLE, TENNESSEE 37215