THIS INSTRUMENT PREPARED BY:
MORROW, ALBERS, CLARK & BALTIMORE
3221 Nolensville Road
Nashville, Tennessee 37211

WARRANTY DEED

BOOK 5157 PAGE 320

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rufus O. Evans (NAME)	same (NAME)	82-8
628 Neill Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	34
Nashville, Tenn. 37206 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	pw

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ($10.00) Dollars and other good and valuable consideration *Dollars,* and assumption of a first mortgage in the approximate amount of Three Thousand Nine Hundred Thirty-four and 86/100 ($3,934.86) Dollars, payable to William C. Gifford and wife, Sue Gifford of record in Book 5063, page 95 Register's Office of Davidson County, payable as therein specified.

Sam F. Coleman and wife, Darthea T. Coleman

have this day bargained and sold, and do hereby transfer and convey unto the said Rufus O. Evans

his *(successors), heirs and assigns,*

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

BEING the north 33-1/3 feet of Lot No. 8 on the Plan of Wills-Sharpe and Crutcher's Addition, as of record in Book 57, page 82, Register's Office for Davidson County, Tennessee.
Said part of said lot fronts 33-1/3 feet on the east side of Lischey Avenue and runs back between parallel lines 165 feet to an alley.

BEING the same property conveyed to Sam F. Coleman and wife, Darthea T. Coleman by deed from William C. Gifford and wife, Sue Gifford of record in Book 5063, page 95, said Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 6,500.00

Subscribed and sworn to before me, this the 9th day of June 1977

Affiant William C. Gifford

My commission expires: (Affix Seal)

Notary Public J. Head Dep Register

This is unimproved (X) improved (X) property, known as 628 Neill Avenue (House Number) (Street) Nashville, Tenn. 37206 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 Rufus O. Evans

his *(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 unencumbered,* except for a first mortgage as described above.

We *further covenant and* d our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Rufus O. Evans

his

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 9th day of June, 1977 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

ROBERT E. OUTER NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Sam F. Coleman

Darthea T. Coleman

REC. 2125 MTG. 957

BOOK 5157 PAGE 321

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Robert B. Cooley, *a Notary Public in and for said County and State,* Sam F. Coleman and wife, Darthea T. Coleman

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* 9th *day of* June, *1977.*

Robert B. Cooley *Notary Public*

Commission expires Feb 3, 1981

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 .....

JUN-97	CONV	*6,500.00			
JUN-97	S'TAX		B*	16.90	
JUN-97	PR'FEE		B*	.50	
JUN-97	W'DEED		B*	4.00	* 21.40

WARRANTY DEED

FROM Sam F. Coleman, et ux

TO Rufus O. Evans

E 0 8 2 5 1

IDENTIFICATION REFERENCE

JUN 9 3 03 PM '77

REGISTER
DAVIDSON COUNTY, TENN.

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