FORM NO. WD-1

BOOK 5160 PAGE 885

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $64000.00

Alvin A. Fleck
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS, THE 16th DAY OF June 1977.

Notary Public

MY COMMISSION EXPIRES: 11-26-80

(AFFIX SEAL)

This Instrument Was Prepared By
DENNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alvin A. Fleck	Fidelity Federal Savings & Loan	Map 52-6
(NAME)	(NAME)	
809 Berwick Trail	401 Union Street	Parcel 30
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, Tennessee 37115	Nashville, Tennessee 37219	
(CITY) (STATE) (P. O. ZIP)	(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, SELBY S. COFFEEN AND WIFE, ELLA GENE COFFEEN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ALVIN A. FLECK AND WIFE, GAETHEA F. FLECK

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 County, Tennessee, being Lot No. 16 on the Plan of Pickett Heights Section II, as of record in Book 2330, page79, said Register's Office.

Beginning on the northerly margin of Berwick Trail at the corner of Lots Nos. 15 and 16; thence with the line between said two lots northerly 205 feet; thence south 86°04' East 187.4 feet; thence southerly around a slight curve having a radius of 640.3 feet 132.6 feet to the beginning of another curve; thence around said curve having a radius of 25 feet southwesterly 39.3 feet to the northerly margin of Berwick Trail; thence with the same south 79° 10' West 143 feet to the beginning.

Being the same property conveyed to Selby S. Coffeen and wife, Ella Gene Coffeen by deed from Maggie C. Pickett of record in Book 3226, page 432, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 809 Berwick Trail, Madison, Tennessee 37115
(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 16th day of June, 1977

Selby S. Coffeen
Selby S. Coffeen

Ella Gene Coffeen
Ella Gene Coffeen

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STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Ike Umbaugh, a Notary Public in and for said County and State, the within named Selby S. Coffeen and wife, Ella Gene Coffeen

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 16th day of June, 1977.

Commission expires 11-26-80

Brenda J. Moore
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

111947-6

WARRANTY DEED

FROM
Selby S. Coffeen and wife,
Ella Gene Coffeen

TO
Alvin A. Fleck and wife,
Gaethea F. Fleck

E 09689

IDENT'F. REFERENCE

JUN 17 2 58 PM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

FIDELITY SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUN 17 77	CONV	64,000.00			
JUN 17 77	S'TAX		B*	166.40	
JUN 17 77	PR'FEE		B*	.50	
JUN 17 77	W'DEED		B*	4.00	* 170.90

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