FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The Actual Consideration or Value, Whichever is Greater, For This Transfer is $38,500.00

Selby S. Coffeen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF June 19 77

Marvin M. Almany
Notary Public

MY COMMISSION EXPIRES: May 29, 1978

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ALMANY REALTORS, 273 West Main St., Hendersonville, Tenn. 37075
NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Selby S. Coffeen (NAME)	Security Federal Savings & Loan (NAME)	42-10
607 Westchester Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 15917 (STREET ADDRESS)	35
Madison, Tenn. 37115 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37215 (CITY) (STATE) (ZIP)	

RE

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, Russell Lee Armour and wife Jo Ann Wright Armour,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Selby S. Coffeen and wife, Ella Gene Coffeen,

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:

Being lot No. 40 on the Map of Sherry Heights, Section II, as of record in book 2331, page 69, Register's Office for said County. Said Lot No. 40 fronts 132 feet on the southerly side of Westchester Drive and runs back between lines 272.1 feet on the easterly line and 254.4 feet on the westerly line which is a broken line to a dead line in the rear on which it measures 87.5 feet thereon.

Being the same real property conveyed to Russell Lee Armour and wife, Jo Ann Wright Armour by deed from William Simon Ensor and wife, Elizabeth D. Ensor dated October 4th, 1962, filed October 4, 1962, and recorded in book 3436, page 291, said Register's Office.

This conveyance is made subject to restrictive covenants of record in book 2449, page 374, said Register's Office.

CONT'D NEXT PAGE

This is unimproved ( ) improved (X) property, known as 607 Westchester Drive, 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, 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 hands this 30 day of June 19 77
the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

X Russell Lee Armour

X Jo Ann Wright Armour

CONT'D NEXT PAGE

STATE OF TENNESSEE
County of Davidson

Personally appeared before me, Marvin M. Almany, a Notary Public in and for said County and State, the within named Russell Lee Armour and wife JoAnn Wright Armour

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 30 day of June 19 77

Commission expires May 20, 1978

Marvin M. Almany
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
County of

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 his oath acknowledged himself to be the _____ of the _____ the within named bargainor, a corporation, and that he as such _____, 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 _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM Russell Lee Armour and wife, Jo Ann Wright Armour

TO Selby S. Coffeen & Wife Ella Coffeen

not an

E 13116

IDENTIF. REFERENCE

JUL 7 10 43 AM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

CHEROKEE LAND TITLES, INC.
699 WEST MAIN STREET
P. O. BOX 676
HENDERSONVILLE, TENNESSEE 37075

JUL-77	CONV	38,500.00			
JUL-77	S'TAX		B*	100.10	
JUL-77	PR'FEE		B*	.50	
JUL-77	W'DEED		B*	4.00	* 104.60