# WARRANTY DEED

BOOK 5237 PAGE 848

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 23,500.00

Lee A. Coker Sr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF December, 1977.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

TRABER & ROBINSON, ATTYS, 107 DONELSON PIKE, NASHVILLE, TN 37214T
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Lee A. Coker, Sr. (NAME) | same (NAME) | 94-15 1 TS |
| 220 Spence Lane (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, Tenn. (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, ELLEN M. HOFFER, A WIDOW

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lee A. Coker Sr and wife, Helen B. Coker and Lee A. Coker, Jr., unmarried

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. 1 ON THE MAP OF SPENCE CIRCLE OF RECORD IN BOOK 1424, PAGE 62.

SAID LOT NO. 1 FRONTS 75 FEET ON THE EASTERLY SIDE OF SPENCE LANE AND RUNS BACK BETWEEN PARALLEL LINES 175 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO TO SAMUEL J. HOFFER AND WIFE, ELLEN M. HOFFER BY DEED FROM JESSIE CARTER MC BRIDE OF RECORD IN BOOK 4836, PAGE 742, REGISTER'S OFFICE FOR SAID COUNTY. THE SAID SAMUEL J. HOFFER HAVINGS SINCE DIED.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT EXCLUDED THEREFROM IS ALL THE PROPERTY CONVEYED TO METROPOLITAN GOVERNMENT OF NASHVILLE OF RECORD IN BOOK 4216, PAGE 69, REGISTER'S OFFICE FOR SAID COUNTY.

This is unimproved ( ) improved (XX) property, known as 220 SPENCE LANE, NASHVILLE, TN.
(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 MY hand this 22nd day of December, 19 77

X Ellen M. Hoffer a widow

BOOK 5237 PAGE 849

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named ELLEN M. HOFFER

the bargainor, with whom I am personally acquainted, and who acknowledged that SHE executed the within instrument for the purposes therein contained.

Witness my hand and official seal at NASHVILLE, TN. this 22nd. day of December, 1977

Notary Public.

Commission Expires 8-2-81

STATE OF
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 { his oath / their several oaths } { acknowledged } { himself / themselves } { 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 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 official seal at office at on this the day of , 19

My commission expires Notary Public

E 43709

IDENTIF. REFERENCE

DEC 28 4 09 PM '77

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

| | | | | | |
|---|---|---|---|---|---|
| DEC28'77 | CONV | 23,500.00 | | | |
| DEC28'77 | S'TAX | | B* | 61.10 | |
| DEC28'77 | PR'FEE | | B* | .50 | |
| DEC28'77 | W'DEED | | B* | 4.00 | * 65.60 |

112485-8

WARRANTY DEED

FROM
ELLEN M. HOFFER

TO
Lee A. Coker, etux Helen

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seizure

Compliments of
Title Associates, Inc.

REPRESENTING
USLIFE TITLE INSURANCE
Company of New York