mlcf

THIS INSTRUMENT PREPARED BY:
SCHULMAN, LaRUE & LE ROY
P. O. BOX 2777
NASHVILLE, TENN. 37213

WARRANTY DEED

BOOK 5329 PAGE 585

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Baron Coleman et ux	Same	Map 116-13
(NAME): Wessex Towers	(NAME):	Par. 136
(STREET ADDRESS OR ROUTE NUMBER): Nashville, Tenn. 37205	(STREET ADDRESS): Same	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100 ($10.00)---------- *DOLLARS*
cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged,

I, LaDEANE MARTIN KIRBY, a widow,

have bargained and sold, and by these presents do transfer and convey unto the said BARON COLEMAN and wife, RUTH S. COLEMAN, 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. 3 on the Plan of Boxcroft as of record in Book 4860, page 28, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 fronts 55.18 feet on the easterly side of Boxcroft Place and runs back between parallel lines 145 feet to a line at the rear on which it measures 55.18 feet thereon.

Being the same property conveyed to LaDeane Martin Kirby by deed from W. L. Bainbridge Company, of record in Book 5105, page 665, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to conditions, restrictions, limitations, including but not limited to liens for costs for repair, maintenance, for restoration, and annual assessments for charges for the creation and continuation of a maintenance fund, special assessments as approved by membership of the Association, right of first refusal all as set forth and contained in instrument styled "Restrictive Covenants", as of record in Book 4932, page 76, as amended in Book 4956, page 648, Register's Office for Davidson County, Tennessee, reference to which is here made; an owners certificate, a 30-foot minimum building setback line from Boxcroft Place and a 12-foot easement for public utility purposes along the rear line of said lot, and a 10-foot right of way easement across front portion of said lot, as shown on plan of record in Book 4860, page 28, 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 $ 32,500.00

Subscribed and sworn to before me, this the 23rd day of August, 19 78

Affiant

My commission expires: 6-2-81
(Affix Seal)

Notary Public

ANNE C. S... DAVIDSON COUNTY, TE...

AUG 25 78	CONV	32,500.00				
AUG 25 78	S'TAX		B*	84.50		
AUG 25 78	PR'FEE		B*	.50		
AUG 25 78	W'DEED		B*	6.00	*	91.00

unimproved ( )
This is improved ( ) property, known as Boxcroft Place, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said BARON COLEMAN and wife, RUTH S. COLEMAN, their *heirs and assigns, forever.*

And I *do covenant with the said* Baron Coleman and wife, Ruth S. Coleman, *that* he is *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except as above set forth and taxes for the year 1978, subject to which this conveyance is executed.

And I, LaDeane Martin Kirby, a widow, *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Baron Coleman and wife, Ruth S. Coleman, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand* this 23rd *day of* August, *19* 78, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

LaDeane Martin Kirby

LaDeane Martin Kirby, a widow

E84889

IDENTIF. REFERENCE

AUG 25 8 49 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Annie G. Smith, *a Notary Public in and for said County and State, the within named* LaDeane Martin Kirby, a widow,

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, *Tennessee, this* 23rd *day of* August, *19* 78.

Annie G. Smith, *Notary Public.*

Commission Expires 6-2-81.

STATE OF.....
COUNTY OF.....

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

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

Witness my hand and official seal at....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

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.....