BOOK 5339 PAGE 443

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Patrick William Coffman | Home Federal Savings and Loan | 5DU 39853 |
| (NAME) | (NAME) | |
| 284 Delvin Drive | 230 Fourth Avenue North | Map 162-1-97 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, Tn. | Nashville, Tn. 37219 | |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)---------- Dollars, and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged., including the assumption to pay an indebtedness as evidenced by an instrument of record in Book 4882, page 19, Register's Office for Davidson County, Tennessee.

We, Larry M. Clouse and wife, Loletta Clouse

have this day bargained and sold, and do hereby transfer and convey unto the said Patrick William Coffman and wife, Susan S. Coffman, their ~~XXXXXX~~, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Tusculum Gardens, as of record in Book 4660, page 35, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Larry M. Clouse and wife, Loletta Clouse by deed from Charles W. Bernard and wife, Karen M. Bernard of record in Book 5170, page 815, Register's Office for Davidson County, Tennessee.

It is agreed and understood that the escrow account in connection with the aforesaid indebtedness is hereby transferred to said purchaser. Insurance on said property is transferred to said purchaser.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 43,000.00

Subscribed and sworn to before me, this the 15th day of September 19 78

My commission expires: 6-24-80 (Affix Seal)

Affiant

Notary Public

This is unimproved ( ) improved (XX) property, known as 284 Delvin Drive, Nashville, TN. (House Number) (Street) 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 Patrick William Coffman and wife, Susan S. Coffman, their ~~XXXXXX~~ 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 is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Patrick William Coffman and wife, Susan S. Coffman, their ~~XXXXXX~~, heirs and assigns, against the lawful claims of all persons.

Witness our hand S this 15th day of September, 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.

+ Larry M. Clouse

+ Loletta Clouse

This Instrument Was Prepared By

Phillip Saindon

Of The Law Firm Pedigo & Saindon

Suite 1 hlman Building: Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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*Personally appeared before me,* the undersigned, *a Notary Public in and for said County and State,* Larry M. Clouse and wife, Loletta Clouse, *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* 15th *day of* September, *19* 78.

*Commission expires* My Commission Expires Apr. 18, 1982

Paul L. Bradley
*Notary Public*

PAUL L. BRADLEY NOTARY PUBLIC DAVIDSON CO.

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* .....

| | | | | | |
|---|---|---|---|---|---|
| SEP 19 78 | CONV | 43,000.00 | | | |
| SEP 19 78 | S'TAX | | B* | 111.80 | |
| SEP 19 78 | PR'FEE | | B* | .50 | |
| SEP 19 78 | W'DEED | | B* | 4.00 | * 116.30 |

**WARRANTY DEED**

FROM
LARRY M. CLOUSE, ET UX
TO
PATRICK WILLIAM COFFMAN, ET UX

E 8 9 4 0 4

IDENTIF. REFERENCE

SEP 19 11 01 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Felix Bey # 12

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

PEDIGO & SAINDON