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BOOK 5423 PAGE 661

THIS INSTRUMENT WAS PREPARED BY:
GAIL P. FIGG, ATTORNEY
230 FOURTH AVE., NORTH
NASHVILLE, TENNESSEE 37219

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
R. W. Giles, Jr. and wife, Reva L. Giles (NAME)	First Federal Savings & Loan Association (NAME)	117-2C
686 Timber Lane (STREET ADDRESS OR ROUTE NUMBER)	236 Fourth Avenue, North (STREET ADDRESS)	#44
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	7DA-71462

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00)----------

---------- Dollars,

and other good and valuable consideration, the receipt of which is hereby acknowledged, we, the undersigned

RONALD L. COLEMAN and wife, ANNA COLEMAN

have this day bargained and sold, and do hereby transfer and convey unto the said

R. W. GILES, JR. and wife, REVA L. GILES
their

certain real estate in Davidson County, Tennessee, as follows: (successors), heirs and assigns.

Unit No. 44, together with the Carport designated No. 44A, in Woodlawn Manor, Inc., plan of Regency Park, a Condominium, a Horizontal Property Regime, located in Nashville, Davidson County, Tennessee, as shown on the Plat of record in Book 3700, pages 111 and 112, of the Register's Office for Davidson County, Tennessee, and described in the Master Deed, recorded in Book 3815, page 778, as amended in Book 4364, page 381, and further amended in Book 4767, page 431, Register's Office for said County. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners and tenants of Woodlawn Manor, Inc., plan of Regency Park, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 3815, page 778, amended in Book 4364, page 381, and further amended in Book 4767, page 431, Register's Office for said County, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Ronald L. Coleman by deed from J. Haskell Tidman, of record in Book 5065, page 53, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $72,000.00

Subscribed and sworn to before me, this the 18th day of April 19 79

Affiant

My commission expires 2/23/81 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 686 Timber Lane, Nashville, Tennessee
(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

R. W. GILES, JR. and wife, REVA L. GILES
their (successors),

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, except for 1979 taxes; plan of record in Bk.3700, pp.111 & 112; sewer easements in Bok4067,p.947; repurchase and option agreements in Bk.3907,p.839, and in Bk.4198,p.217 and as set out above

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said R. W. GILES, JR. and wife, REVA L. GILES
their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 10th day of April, 19 79 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Ronald L. Coleman
Ronald L. Coleman

Anna Coleman
Anna Coleman

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,* Ronald L. Coleman and wife, Anna Coleman

*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* 10th *day of* April *, 19*79

CHARLENE WELLS NOTARY PUBLIC DAVIDSON COUNTY, TN.

Charlene Wells *Notary Public*

Commission expires My Commission Expires July 18, 1982

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 .....

7152

WARRANTY DEED

FROM
Ronald L. Coleman et ux

TO
R. W. Giles, Jr. et ux

F. 2. 5 0 1. 4.

IDENTIF. REFERENCE

Apr 19 2 20 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

72000.00- CO
187.20 CO TX
.50 PRFEE
4.00 WDEED
CHECK 191.70-
715BA04/19/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 2501.4

T
IDENTIF. REFERENCE

Apr 19 2 28 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 678470