This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5444 PAGE 841

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael W. Coyne and wife, Wendy D. Coyne	Third National Mortgage Company	171-7-45
(NAME)	(NAME) P. O. Box 2628	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS) Nashville, Tennessee 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100---------- ($10.00)---------- *Dollars,*

cash in hand paid by Michael W. Coyne and wife, Wendy D. Coyne and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, William T. Snyder and wife, Wanda L. Snyder

have this day bargained and sold, and do hereby transfer and convey unto the said Michael W. Coyne and wife, Wendy D. Coyne *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 27 on the Plan of resubdivision of Lots 27 and 28, Section 4 of Cloverland Acres, of record in Book 4715, page 117, Register's Office for Davidson County, Tennessee.
Said Lot 27 fronts 160 feet on the north margin of Cloverwood Drive, and runs back 297.78 feet on the east line and 319.82 feet on the west line, which is a broken line, to a broken line in the rear, on which it measures 141.18 feet.

Being the same property conveyed to William T. Snyder and wife, Wanda L. Snyder by deed from Johnny R. Barron and wife, Elizabeth Ann Barron of record in Book 4976, page 328, said Register's Office.

This conveyance is subject to a 10-foot easement for public utilities and drainage, a utility anchor easement 2.5 x 25 feet, 20-foot drainage easement, a 75-foot setback line from Cloverwood Drive, and conditions of Owner's Certificate of record in Book 4715, page 117, said Register's Office; and restrictive covenants of record in Book 4720, page 355, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $96,200.00

Subscribed and sworn to before me, this the 1st day of June, 19 79

Affiant William T. Snyder

My commission expires: 1-18-82 (Affix Seal)

Notary Public Mary W. Whitehead

This is improved (X) unimproved ( ) property, known as 5713 Cloverwood Drive, Brentwood, Tennessee 37027
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees 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 which are prorated and assumed by the purchasers.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 1st *day of* June, *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.*

William T. Snyder
William T. Snyder

Wanda L. Snyder
Wanda L. Snyder

BOOK 5444 PAGE 842

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary W. Anbauer, *a Notary Public in and for said County and State,* William T. Snyder and wife, Wanda L. Snyder, *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* 1st *day of* June, *19* 79

Mary W. Anbauer
Notary Public

NOTARY PUBLIC DAVIDSON CO. TENN. MARY W. ANBAUER

Commission expires 1-18-82

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.....

7063 06/04 254.62- CHECK

F: 32680

IDENTIF. REFERENCE

JUN 4 3 41 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
William T. Snyder and wife,
Wanda L. Snyder

TO
Michael W. Coyne and wife,
Wendy D. Coyne

RETURN TO:
CHICAGO TITLE INS. CO.
FIRST AMERICAN CTR.
ATTN: T. STARK
E-10933

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

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

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

RECEIVED OF BOOK 5444 PAGE 843

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

96200.00- CO
250.12 CO TX
.50 PRFEE
4.00 WDEED
CHECK 254.62-
7063A06/04/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 32680

IDENTIF. REFERENCE

JUN 4 3 41 PM '79

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No. 688074