ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
Mervin R. Coleman (NAME)	First Federal Savings & Loan (NAME)	104-12-260
2100 18th Ave. South (STREET ADDRESS OR ROUTE NUMBER)	Union at Fourth (STREET ADDRESS)	FB No.24W-1895
Nashville, Tennessee 37212 (CITY) (STATE) (ZIP CODE)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Ten and No/100----------($10.00)---------- DOLLARS

Cash in hand paid and other good and valuable consideration, receipt of which is hereby acknowledged;

I,

Elizabeth R. Sanders, as devisee under the Will of James Dale Spence, Sr., a/k/a Jackson Dale Sanders, unmarried

have bargained and sold, and by these presents do transfer and convey unto the said Mervin R. Coleman, unmarried

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 25 on the Plan of Lenox Place, of record in Book 161, page 171, Register's Office for said County.

SAID Lot fronts 50 feet on the east side of 18th Avenue South, and runs back between parallel lines, along the south margin of Carmack Avenue, 140 feet to an alley in the rear.

BEING the same property conveyed to Jackson Dale Sanders, by deed from Harry Rowan and wife, Joan Rowan, of record in Book 4625, page 243, Register's Office for said County. The said Jackson Dale Sanders, having since died. Said property was vested in Elizabeth R. Sanders, as devisee under the Will of James Dale Spence, Sr., a/k/a Jackson Dale Sanders, bearing Docket No. 65395, of record in Will Book 122, page 738, Probate Court for Davidson County, Tennessee.

This conveyance is subject to easements, restrictions, setback lines of record and taxes for the current year applicable to said property.

unimproved ( )
This is improved (xx) property, known as 2100 18th Avenue South (House Number) (Street)
Nashville, Tenn. 37212 (P. O. Address) (City or Town) (Zip Code)

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.

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 5th day of July, 19 79.

Elizabeth R. Sanders, Exec. Estate of Jackson Dale Sanders

ELIZABETH R. SANDERS

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, Sandra L. Ploucher, a Notary Public in and for said County and State, the within named Elizabeth R. Sanders, unmarried

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 5th day of July, 1979.

My commission expires April 18, 1982 Notary Public Sandra L. Ploucher

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 27,000.00

This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me this 5th day of July, 19 79.

My commission expires April 18, 1982 Notary Public Sandra L. Ploucher

F. 40828

IDENTIF. REFERENCE

JUL 18 3 36 PM '79

FEL. ZOLLICOFFER REGISTER DAVIDSON COUNTY, TENN.

This instrument was prepared by:

This instrument prepared by

Name STEPHENSON, LACKEY AND WAITE Address

First Federal Building
Nashville, Tennessee 37219

WARRANTY DEED

FROM

Elizabeth R. Sanders

TO

Mervin R. Coleman, unmarried

Pioneer National Title Insurance Company
Public Square Building
314 4th Avenue North
NASHVILLE, TENNESSEE 37219

FILE: PIONEER TITLE

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

27000.00- CO
70.20 CO TX
.50 PRFEE
6.00 WDEED
CHECK 76.70-
7343A07/18/79 BAL .0

F 40828

IDENTIF. REFERENCE

JUL 18 3 36 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 698051