Send tax bills to:
WALTER B. COLEMAN
660 GRAYLAND DR.
MADISON, TN. 37115

This instrument prepared by: Mail
Michael W. Ferrell, P. O. Box 8,
106 Mt. Juliet Road, Mt. Juliet, Tn. 37122
758-5848

WARRANTY DEED

Map 82-12
Par 277 Is

THIS INDENTURE made and entered into on this the 22nd day of October 1979, by and between

BRUCE H. MATTHEWS, II and wife, MARTHA SUE MATTHEWS

BOOK 5528 PAGE 365

hereinafter referred to as the GRANTORS, and

WALTER B. COLEMAN and wife, HARRIETT D. COLEMAN

hereinafter referred to as the GRANTEES.

WITNESS, That for and in consideration of the sum of TEN ($10.00) DOLLARS, cash in hand paid grantors by grantees

the receipt and sufficiency of which is hereby acknowledged, the said GRANTORS have this day bargained and sold and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, the following described tract or parcel of land, to-wit:

Lying and being in the Civil District of DAVIDSON County, Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lots Nos. 13 and 14 on the Map of D. D. Phillips' Silverdene Park Subdivision, as of record in Book 421, Page 31, Register's Office for said County.

Said Lots No. 13 and 14 front 97 feet three inches on the northwesterly side of Gallatin Avenue, or Main Street, and run back between parallel lines 170 feet to an alley in the rear.

INCLUDED in the above description, BUT EXPRESSLY EXCLUDED THEREFROM is that portion of the premises conveyed to the Nashville Housing Authority, by deed from Southern Cleaners & Laundry, Inc. of record in Book 3924, page 689, Register's Office for Davidson County, Tennessee described as follows:

STATE OF TENNESSEE
COUNTY OF Wilson

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $109,325.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this the 22 day of Oct. 1979

Notary Public

5-20-83

YELTON & TURNNER
ATTORNEYS AT LAW
106 MT. JULIET ROAD
MT. JULIET, TENNESSEE 37122

Land in the City of Nashville, County of Davidson, State of Tennessee, being part of Lots Nos. 13 and 14 on the Map of D. D. Phillip's Silverdene Park Subdivision, as of record in Book 421, Page 31, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a point, said point being on the northerly margin of Main Street, and being the most southerly corner of said property; thence with the northerly margin of Main Street in an easterly direction a distance of 97.25 feet, more or less, to the easterly margin of said property; thence with said easterly margin in a northerly direction a distance of 10 feet, more or less, to a point; thence with a line in a westerly direction, said line being parallel to and a distance of 10 feet from the northerly margin of Main Street, a distance of 97.25 feet, more or less, to the westerly margin of said property; thence with the westerly margin of said property in a southerly direction, a distance of 10 feet, more or less, to the point of beginning and containing 972.5 feet, more or less.

Being the same property conveyed to Bruce H. Matthews, II, and wife, Martha Sue Matthews by installment deed from Southern Cleaners & Laundry, Inc. of record in Book 5130, Page 327, Register's Office for Davidson County, Tennessee and by deed of correction of record in Book 5136, Page 629, Register's Office for Davidson County, Tennessee.

The grantees agree to assume the grantors obligation under an installment deed note dated April 1, 1977 payable to Southern Cleaners and Laundry, Inc. in the principal amount of $84,000.00 and said note having a balance due as of this conveyance of $79,328.46, said note being secured by installment deed of record in Book 5130, Page 327, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging unto the said GRANTEES, their heirs and assigns, forever; and the said GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple; have a good and lawful right to convey same, and that the same is unincumbered.

The GRANTORS further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

When necessary for a proper construction hereof, the plural case shall be read singularly, and so construed.

WITNESS OUR HANDS on this the day and date first above written.

F.62874

IDENTIF. REFERENCE

NOV 12 1 41 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Bruce H. Matthews II
Bruce H. Matthews, II

Martha Sue Matthews
Martha Sue Matthews

STATE OF TENNESSEE

COUNTY OF ~~DAVIDSON~~ Wilson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Bruce H. Matthews, II and wife, Martha Sue Matthews** with whom I am personally acquainted, and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal of office in Mt. Juliet, Tn. on this the 22nd, day of October 1979

Helen L. Jenkins
NOTARY PUBLIC

HELEN L. JENKINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

MY COMMISSION EXPIRES: 5-20-83

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

109326.46- CO
264.18 CO TX
.50 PRFEE
9.00 WDEED
CHECK 293.68-
5057A11/12/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 62874

IDENTIF. REFERENCE

Nov 12 1 41 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 724961