This Form furnished by Attorneys Title Company, Inc. Form No. WD-3

FROM

Baron Coleman et ux

TO

William F. Greenwood et ux

For draftsman's use

BOOK 5613 PAGE 393

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William F. Greenwood et (NAME)	ux Same (NAME)	Map 116-13
5109 Boxcroft Place (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	Par. 136
Nashville, Tenn. 37205 (CITY) (STATE) (P. O. ZIP)	Same (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 36,800.00 William F. Greenwood
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF June 19 80

Notary Public

MY COMMISSION EXPIRES: 6-2-81

(AFFIX SEAL)

For and in Consideration of the sum of TEN AND NO/100 ($10.00)----------

----------DOLLARS

cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged,

IDENTIF. REFERENCE

JUN 16 2 35 PM '80

FILED

DAVIDSON COUNTY, TENN.

RSHD

We, BARON COLEMAN and wife, RUTH S. COLEMAN,

have bargained and sold, and by these presents do transfer and convey unto the said WILLIAM F. GREENWOOD and wife, REBA C. GREENWOOD, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 3 on the Plan of Boxcroft as of record in Book 4860, page 28, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 fronts 55.18 feet on the easterly side of Boxcroft Place and runs back between parallel lines 145 feet to a line at the rear on which it measures 55.18 feet thereon.

Being the same property conveyed to Baron Coleman and wife, Ruth S. Coleman, by deed from LaDeane Martin Kirby, a widow, of record in Book 5329, page 585, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to conditions, restrictions, limitations, including but not limited to liens for costs for repair, maintenance, for restoration, and annual assessments for charges for the creation and continuation of a maintenance fund, special assessments as approved by membership of the Association, right of first refusal all as set forth and contained in instrument styled "Restrictive Covenants", as of record in Book 4932, page 76, as amended in Book 4956, page 648, and Book 5430, page 263, Register's Office for Davidson County, Tennessee, reference to which is here made; an owner's certificate, a 30-foot minimum building setback line from Boxcroft Place and a 12-foot easement for public utility and drainage purposes along the rear line of said lot, and a 10-foot right of way easement across front portion of said lot, as shown on plat of record in Book 4860, page 28, Register's Office for Davidson County, Tennessee.

This is unimproved (X) improved ( ) property, known as 5109 Boxcroft Place, Nashville, Tennessee 37205
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said WILLIAM F. GREENWOOD and wife, REBA C. GREENWOOD, their heirs and assigns, forever.

And we do covenant with the said William F. Greenwood and wife, Reba C. Greenwood, 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., except as hereinabove set set forth, and taxes for the year 1980, subject to which this conveyance is executed.

And we, Baron Coleman and wife, Ruth S. Coleman, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said William F. Greenwood and wife, Reba C. Greenwood, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 13th day of June, 1980, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Baron Coleman

Baron Coleman

Ruth S. Coleman

Ruth S. Coleman

Form No. WD3b

STATE OF TENNESSEE
Davidson County.

BOOK 5613 PAGE 395

Personally appeared before me, Annie D. Smith, a Notary Public in and for said County and State, the within named Baron Coleman and wife, Ruth S. Coleman,

the 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 13th day of June, 1980

Annie D. Smith, Notary Public

Commission Expires 6-2-81

STATE OF
County of

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named .....

the bargainor....., with whom I am personally acquainted, and who acknowledged that ..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this..... day of....., 19.....

....., Notary Public

Commission Expires.....

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.....

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5613 PAGE 396

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

36800.00- CO
95.68 CO TX
.50 PRFEE
9.00 WDEED
CHECK 105.18-
4530A06/16/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 93667

T
IDENTIF. REFERENCE

JUN 16 2 36 PM '80

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY TENNESSEE

No. 763009