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

WARRANTY DEED

BOOK 5635 PAGE 810

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Richard M. Stockstill et al	Third National Mortgage Company	95-7-120
(NAME)	(NAME)	
254-256 McGavock Pike	P. O. Box 2628	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37214	Nashville, Tenn. 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 Richard M. Stockstill and Samuel R. Sanders, Jr. and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

I, Zilpha Coleman, unmarried,

have this day bargained and sold, and do hereby transfer and convey unto the said Richard M. Stockstill and Samuel R. Sanders, Jr.,

the Grantees herein, their (successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in the 3rd Civil District of Davidson County, Tennessee, being Lot 237 on the Plan of Merry Oaks, as of record in Book 1835, pages 67 and 68, Register's Office for said County, described as follows:
Beginning at a point in the westerly margin of McGavock Pike, at the common corner of Lots 236 and 237; thence with the line between said lots, westerly 307 feet to a point in the easterly line of Lot 29; thence southerly with the easterly line of Lots 29 and 30, 92 feet to the common corner of Lots 237 and 238; thence with the line between said lots, easterly 307 feet to the westerly margin of McGavock Pike; thence with the margin of said pike, northerly 92 feet to the beginning.

The above described property was conveyed to Zilpha Coleman by deed from Anne T. Truden, of record in Book 4185, page 15, Register's Office for said County.

This conveyance is subject to the Plan of record in Book 1835, pages 67 and 68, Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, a 30-foot minimum building setback line from McGavock Pike and a 10-foot easement for public utility purposes along the rear line of said lot; Easement for sanitary sewers and/or storm drainage granted Metropolitan Government of Nashville and Davidson County, Tennessee, by Zilphia Coleman, across premises as set out in instrument of record in Book 4286, page 827, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 48,000.00

Subscribed and sworn to before me, this the 8th day of August 19 80

My commission expires: 4-10-82 (Affix Seal)

Affiant

Notary Public

unimproved ( )
This is improved (XX) property, known as 254-256 McGavock Pike, Nashville, Tennessee 37214
(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 1980 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 8th *day of* August *19* 80 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Zilpha Coleman

Zilpha Coleman

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 5635 PAGE 811

Personally appeared before me, NANCY C. KOTA, *a Notary Public in and for said County and State,* Zilpha Coleman

the within named 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 8th *day of* August, *19* 80.

NANCY C. KOTA NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

Commission expires 4.18.82

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.....

RETURN TO
CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238

5057

WARRANTY DEED

FROM

Zilpha Coleman

TO

Richard M. Stockstill et al

G.O. 1.9 3.6.

IDENTIF. REFERENCE

Aug 12 9 12 AM '80

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

RECEIVED OF _____

FOR _____

BOOK 5635 PAGE 812

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
			48000.00- CO	
			124.80 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 131.30-	
5057A08/12/80			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

GO 1-93.6

IDENTIF. REFERENCE

Aug 12 9 12 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 773156