Instrument Prepared By
Wade S. Herbert
Cooper, Howard & Crowe
Moor, L & C Tower

BOOK 5752 PAGE 877

WARRANTY DEED

REAU E. FOLK, JR. FORM 9160

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
119-14-48	Hugh F. Coleman Phyllis K. Coleman	Metropolitan Mortgage Fund, Inc. 500 Montgomery Street Alexandria, Va. 22314
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 18653
6DA-31976	251 Tanksley Avenue	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

$10.00 - CHECK

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

Mildred Evans and Joy Blair

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Hugh F. Coleman and wife, Phyllis K. Coleman

hereinafter called the Grantee, his heirs, successors 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. 23 of Block "D" of Woodbine Court Subdivision, Part 2, not of record described as follows: Said Lot No. 23 begins at a point in the southerly margin of Tanksley Avenue, at the corner of Lots Nos. 23 and 24 thence with the line between said lots, southerly 156.5 feet; thence easterly 75 feet to the corner of Lots 22 and 23; thence with the line between said lots, northerly 156.5 feet to the southerly margin of Tanksley Avenue; thence with the margin of said Avenue, westerly 75 feet to the point of beginning.

Being the same property conveyed to Clive A. Shepard and wife, Amy W. Shepard, by deed from Henderson Phillips and wife, Geraldine Phillips, as of record in Book 2461, page 332, the said parties having since died. The said Clive A. Shepard having predeceased Amy W. Shepard. The said Amy W. Shepard having since died. And being the same property devised to Mildred Evans and Joy Blair as devisees under the will of Amy Pearl Shepard, deceased, as of record in Will Book 132, page 670, Probate Court Davidson County, Tennessee.

Jerry W. Blair and R. M. Evans spouses of the above named Grantors join in this instrument for the purpose of conveying any and all right, title and interest in and to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except taxes for the current year which have been prorated and assumed by Grantee herein.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors 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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 29th day of Nov, 19 81.

Mildred Evans
Mildred Evans

R. M. Evans
R. M. Evans

Joy Blair
Joy Blair

Jerry W. Blair
Jerry W. Blair

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Mildred Evans and Joy Blair 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, the 29th day of May, 19 81.

My commission expires: 7-18-82

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named R. M. Evans and Jerry W. Blair 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, the 29th day of May, 19 81.

My commission expires: jan-20-85

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 32,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF May, 19 81

MY COMMISSION EXPIRES 7-18-82 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

Mildred Evans

Joy Blair

TO

Hugh F. Coleman

Phyllis K. Coleman

G 44627

IDENTIF. REFERENCE

JUN 3 2 55 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, Life & Casualty Tower
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires:

_____

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
		32500.00	CO	
			84.50 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	91.00
916UA06/03/81			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G446627

IDENTIF. REFERENCE

JUN 3 2 55 PM '81

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

No. 825329