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re-recorded
BOOK 5790 PAGE 688

BOOK 5778 PAGE 439

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 62,034.78

Marietta S. Guevara
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF August, 19 81.

Notary Public

MY COMMISSION EXPIRES: 4/22/84
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foley & Weiss, Attorneys 1208 Fidelity Federal Building Nashville, Tn. 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Francisco S. Guevara (NAME)	Fidelity Federal Savings & Loan Assn (NAME)	51-6-48
1025 South Graycroft Avenue (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	11D-18462
Madison, Tennessee 37115 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Tom O. Coleman, Jr. and wife, Freda A. Coleman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Francisco S. Guevara and wife, Marietta Guevara

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being a survey of Lot No. 2-A on the Plan of the Re-Subdivision of Lot No. 3, Pleasant Acres, Section Five and Lot No. 2 of Pleasant Acres, Section One, of record in Book 4300, page 26, said Register's Office, described according to a survey made by Hal R. Swann, Jr., Surveyor, dated August 4, 1977, as follows: Beginning at a point on the easterly margin of Graycroft Avenue, said point being the southwest corner of Lot No. 3; thence running with the southerly margin of Lot No. 3, eastwardly 155.0 feet to a point; thence running southwardly 62.0 feet to a point; thence running eastwardly 170.0 feet to a point; thence running southwardly 34.9 feet to a point; thence running southwestwardly a total distance of 192.7 feet to a point, said point being the northeast corner of Lot No. 2; thence running with the northerly margin of Lot No. 2, westwardly 144.0 feet to a point on the easterly margin of Graycroft Avenue; thence running with the margin of said Avenue northwardly a total of 154.4 feet to the point of beginning.
Being re-recorded to correct the Book and page of the recorded subdivision.
Being the same property conveyed to Tom O. Coleman, Jr. and wife, Freda A. Coleman, by deed from Oliver R. Campbell and wife, Frances L. Campbell, of record in Book 5194, page 86, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 2155, page 547, and Book 2445, page 687, Register's Office for said County; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

As part of the above consideration, the Grantees herein, assume and agree to pay the unpaid balance owing on a certain note executed by the Grantors herein to Fidelity Federal Savings and Loan Association in the original principal amount of $26,500.00, of record in Book 5194, page 88, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 1025 South Graycroft Avenue (House Number / Street), Madison, Tennessee 37115 (P. O. Address / City or Town / Postal Zip)

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. Wherever 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 hand s this 3rd day of August, 19 81

Tom O. Coleman, Jr.

Freda A. Coleman

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tom O. Coleman, Jr. and wife, Freda A. 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 3rd day of August 19 81

Commission expires 4/22/84

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes 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 official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

Tom O. Coleman, Jr. and wife,

Freda A. Coleman

TO

Francisco S. Guevara and wife,

Marietta Guevara

G 5.3.7.5 7

IDENTIF. REFERENCE

Aug 4 1 10 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.

IDENTIF. REFERENCE

Sep 2 12 27 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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