6974 01/13 19[illegible]- CHECK

BOOK 5840 PAGE 244

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Glenn Cadell Smith, Jr. & wife (NAME)	Lovell & Malone, Inc. (NAME)	Map 43-6
274 Becklea Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2665 (STREET ADDRESS)	Parcel 265
Madison Tn. 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~~ Coleman Realty Co., a Tennessee corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Glenn Cadell Smith, Jr. and wife, Patricia Ann Smith

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:

Being Lot No. 223 on the Plan of Madison Park, Section 6, as of record in Book 4300, page 58, Register's Office for said County.

Said Lot No. 223 fronts 82 feet on the northerly side of Becklea Drive, and extends back 153.5 feet on the easterly line and 146.4 feet on the westerly line, to a dead line in the rear measuring 38.5 feet thereon.

Being the same property conveyed to Coleman Realty Co., a Tennessee corporation, by deed from Glen N. Adams and wife, Verna J. Adams, of record in Book 5701, page 719, said Register's Office.

Upon the delivery of this Warranty Deed, Grantees assume the indebtedness secured by a deed of trust of record in Book 4515, page 753, said Register's Office, payable to Lovell & Malone, Inc.

The above property is conveyed subject to the following:

1. 1982 Metropolitan Government taxes.
2. Restrictive covenants of record in Book 4431, page 591, said Register's Office.
3. The Plan of record in Book 4300, page 58, said Register's Office.
4. The above deed of trust assumed by Grantees.

unimproved ( )
This is improved (XX) property, known as 274 Becklea Drive, Madison, Tennessee 37115
(House Number) (Street) (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 successors, assigns 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 its hand this 13th day of January, 1982

COLEMAN REALTY CO.

BY: Robert T. Coleman

Robert T. Coleman, President

STATE OF _____)

COUNTY OF _____)

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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__.

Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Robert T. Coleman, with whom I am personally acquainted and who upon (his oath, ~~their several oaths~~) acknowledged (himself, ~~themselves~~) to be the President respectively of the Coleman Realty Co. the within named bargainor, a corporation, and that (he, ~~they~~) as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said Robert T. Coleman as such President, ~~and acknowledging the same by the said~~.

WITNESS my hand and official seal at office at Nashville, Tennessee on this 13 day of Jan., 1982

My Commission Expires: 7/21/85

Carol R. Rivers
Notary Public

NOTARY PUBLIC CAROL R. RIVERS DAVIDSON COUNTY

WARRANTY DEED

FROM
Coleman Realty Co., a

TO
Tennessee corporation

Glenn Cadell Smith, Jr. and wife, Patricia Ann Smith

IDENTIF. REFERENCE

JAN 13 2 52 PM '82
FEL[illegible] REGISTER
DAVIDSON COUNTY, TENN.

G 7 5 0 4 8

RETURN TO:
Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.
File Box 6

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 36,175.61

Glenn C. Smith, Jr.

Subscribed and sworn to before me this 13 day of Jan., 1982

My Commission Expires: 7/21/85

Carol R. Rivers
Notary Public

NOTARY PUBLIC CAROL R. RIVERS DAVIDSON COUNTY

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

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
			36173.81-	CO
			94.12	CO TX
			.50	PRFEE
			6.00	WDEED
				CHECK 100.62-
			6974A01/13/62	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G75048

T
IDENTIF. REFERENCE

JAN 13 2 52 PM '82

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 861717