ADDRESS NEW OWNERS	SEND TAX BILLS TO	MAP-PAR NO.
Jimmy S. Roberts, et ux 428 McClellan Street Nashville, TN 37211	Same Same	133-1 175

WARRANTY DEED

BOOK 6368 PAGE 517

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid to the hereinafter named Grantee(s) and other good and valuable considerations, the receipt of which is hereby acknowledged, we, George H. Coleman, Jr. and Margaret (Coleman) Cook and James O. Cook, have bargained and sold, and by these presents do transfer and convey unto the said Jimmy S. Roberts and wife, Helen J. Roberts, the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 15 on the plan of Radnor Place Subdivision, as of record in Book 421, Page 58, Register's Office for said County.

Said Lot No. 15 fronts 50 feet on the northerly side of McClellan Avenue and runs back between parallel lines 192 feet to a dead line.

Being the same proeprty conveyed to George H. Coleman, Sr. and wife, Clara O. Coleman by deed from Margaret Coleman Cook of record in Book 2998, Page 123; the said Clara O. Coleman has since deceased being known as Clara O. Coleman Latta and further being predeceased by her husband, George H. Coleman, Sr. and her second husband C. J. Latta, and leaving as her only heirs-at-law, her two children, George Houston Coleman, Jr. and Margaret (Coleman) Cook; James O. Cook, husband of Margaret (Coleman) Cook, joins in this conveyance for the purpose of releasing any interest that he may have as being the spouse of Margaret (Coleman) Cook.

This conveyance is subject to all restrictions, easements and plats of record in Register's Office for said County.

This is improved property, known as: 428 McClellan Street, Nashville, TN 37211.

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.

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 25 day of August, 1984

George Houston Coleman
George Houston Coleman, Jr.

Margaret Coleman Cook
Margaret (Coleman) Cook

James O. Cook
James O. Cook

BOOK 6368 PAGE 518

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named George H. Coleman, Jr. and Margaret (Coleman) Cook and James O. Cook, the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 25 day of August, 1984.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-24-1984

****

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater, for this transfer is $ 40000.00

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 24 DAY OF AUGUST, 1984.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
9-24-1984

RUSH

5674 08/28 10:50 CHECK

IDENTIFICATION REFERENCE

AUG 28 12 05 PM '84

I 458 43

This instrument was prepared by:

Rick M. Johnson, 3221 Nolensville Road, Nashville, Tennessee 37211

(615) 832-0138

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 6368 PAGE 519

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
			40000.00-	CAMT.
			104.00	CSTAX
			.50	PRFEE
			6.00	WDEED
			CHECK	110.50-
5674A08/28/84			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

145843

IDENTIFICATION REFERENCE

AUG 29 12 05 PM '84

DAVIDSON COUNTY, TN

No. 0064350