THIS INSTRUMENT PREPARED BY:
HAYNES AND ASSOCIATES
140 North Main Street
Goodlettsville, Tennessee 37072

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
C. R. Hesson	Same	18-16
(NAME) 1537 Mc. Guirock	(NAME)	102
(STREET ADDRESS OR ROUTE NUMBER) Ybarle Lane	(STREET ADDRESS) 5721b	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100----------
----------($1.00)----------*Dollars,*

and the release in full of a note in the amount of $3,000.00 owed by grantor, James Coleman, to the grantee, C. R. Hesson.

James Coleman

has this day bargained and sold, and do hereby transfer and convey unto the said

C. R. Hesson

his *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Grantor's one-half undivided interest in the following described property previously owned by grantor and grantee as joint tenants:

Land in the 10th Civil District of Davidson County, Tennessee, BEING Lot No. 15 of the James M. Phipps' addition to Goodlettsville, being a subdivision of the Capt. Bass Old Home Place, as per survey of Erle Drake, County Surveyor, as recorded in Book 547, page 151, Register's office for Davidson County, Tennessee.

Said Lot No. 15 fronts 50 feet on the west margin of Bass Avenue, and runs back between parallel lines 165 feet to an alley.

Being the same property conveyed to James Coleman and C. R. Hesson by deed from Joe T. Staggs and wife, Nita Ann Staggs, of record in Book 4773, Page 394, Register's Office, Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $23,000.00

Subscribed and sworn to before me, this the 23 day of March 19 85

My commission expires: 10/19/86 (Affix Seal)

James B. Coleman Affiant

John M. Cowan Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

This is unimproved ( ) improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

C. R. Hesson

his *(successors),*

heirs and assigns forever. I *covenant that* I am *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 2 deeds of trusts previously assumed by bargainors, of record at Book 4650, page 74, and Book 4573, page 520, payable to Bank of Goodlettsville,

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said*

C. R. Hesson

his

(successors), heirs and assigns, against the lawful claims of all persons.

Witness my *hand this* 23rd *day of* ~~November~~ March, 19 84, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James B. Coleman
JAMES COLEMAN

03/25 14.30- CASH

1315

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, John M. Cannon, *a Notary Public in and for said County and State,* James Coleman, *the within named bargainor, with whom I am personally acquainted, and who acknowledged that* he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Goodlettsville *this* 23 *day of* March, 19 85

Commission expires 10/19/86

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 .....

FILED FOR RECORD
DAVIDSON COUNTY, TN
FELIX W. ELSUM II Register
Mar 25 8 50 AM '85

IDENTIF. REFERENCE

1 9 | 2 4 8

WARRANTY DEED

FROM
JAMES COLEMAN
TO
C. R. HESSON

Compliments of
Madison Title Company
333 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

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

RECEIVED OF _____

FOR _____

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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

3000.00- CAMT.
7.80 CSTAX
.50 PRFEE
6.00 WDEED
CASH 14.30-
I315A03/25/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I-9 | 2 4 8

T
IDENTIF. REFERENCE

MAR 25 8 30 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 118419