CDBBK00355 05/14/85

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (CDB)
2700 First American Center
Nashville, Tennessee 37238

GENERAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To	Map-Parcel Number(s)
William M. Coats 1406 Grandview Drive Nashville, Tennessee	Same	71-11-1

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, receipt of which is hereby acknowledged, LAHELA J. COHN ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto WILLIAM M. COATS ("Grantee"), his heirs, successors, and assigns, that certain real property in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 4 in the Nashville Trust Company's Subdivision of the land of John Woodward, deceased, in the 17th Civil District of Davidson County, Tennessee, a plan of which is of record in Book 161, page 127, Register's Office for said County.
>
> Said Lot No. 4 fronts 278.5 feet on the easterly side of the Dickerson Turnpike and runs back from the center of said turnpike between parallel lines, 422 feet on the south line, and 423.75 feet on the northline to the center of an unnamed street or alley.
>
> Being the same property conveyed to Paul S. Cohn and wife, Lahela J. Cohn by deed from Howard Kloos and wife, Myrtle Kloos of record in Book 2400, page 304, Register's Office of Davidson County, Tennessee, the said Paul S. Cohn having since died.

Said property is conveyed subject to the following exceptions:

1. All taxes for the year 1985, a lien but not yet due and payable.

2. Right of way across rear of lot for alley or street.

3. Right of way for a public highway and easement for slope and fill across the westerly 55.2 feet of lot. Said right of way and easement is bounded on the west by the center of Dickerson Pike and extends east 55.2 feet of record in Book 2101, page 77 said Register's Office.

4. Easement for sanitary sewer and/or storm drainage granted the Metropolitan Government of Nashville and Davidson County, Tennessee, of record Book in 3984, page 643, said Register's Office.

5. Applicable building and zoning laws.

TO HAVE AND TO HOLD the said real property with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said land in fee simple subject to the matters set forth above, has good right to convey it, and the same is unencumbered except as set forth above. Grantor further covenants and binds himself, his heirs, representatives and successors to warrant and forever defend the title to the said real property to Grantee, his heirs, successors and assigns against the lawful claims of all persons, whomsoever except claims arising out of matters set forth above.

As used herein, the singular number shall include the plural and the masculine gender all other genders.

Witness Grantor's hand this 17th day of May, 1985.

Lahela J. Cohn
LAHELA J. COHN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before, the undersigned, a Notary Public in and for the State and County aforesaid, LAHELA J. COHN, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 17th day of May, 1985.

Notary Public

My Commission Expires:

My Commission Expires July 19, 1987

STATE OF Tennessee)
)
COUNTY OF Davidson)

The actual consideration for this transfer or value of property (whichever is greater) is $120,000.

William M Cox
Affiant

Sworn to and subscribed before me this 28th day of May, 1985.

Virginia P. Cox
Notary Public

My Commission Expires:

J 0 8 3 2 8

T
IDENTIF. REFERENCE

MAY 29 | 42 PM '85

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 6567 PAGE 472

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

120000.00- CAMT.
312.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 318.50-
2401A05/29/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J0832'8'

IDENTIF. REFERENCE

MAY 29 1 42 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 138978