BOOK 6677 PAGE 658

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF October, 19 85.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Return

THIS INSTRUMENT WAS PREPARED BY
Walt, Dyer & James, Attys., C-301, 2002 Richard Jones Rd., Nashville, Tn. 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Constance Sue Coffman (NAME)	Leader Federal Savings and Loan Assoc. (NAME)	12W-750
5300 Elkins Avenue (STREET ADDRESS OR ROUTE NUMBER)	158 Madison Avenue (STREET ADDRESS)	91-15-47
Nashville, Tn. 37209 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38103 (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, Addie P. Pippin, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Edward F. Coffman, Jr. and wife, Carol J. Coffman and Constance Sue Coffman, a single person

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 the easterly 50 feet of the southerly 150 feet of Block No. 6 on Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition of record in Book 421, page 18, said Register's Office, described as follows:

Beginning at an iron pin at the northwest corner of Elkins Avenue and 53rd Avenue North; thence with the northerly margin of Elkins Avenue, south 83 degrees 15' west 50 feet; thence northwardly 150 feet; thence north 83 degrees 15' west 50 feet to an iron pin on the westerly margin of 53rd Avenue North; thence with said Avenue, south 8 degrees east 150 feet to the beginning.

Being the same property conveyed to Addie P. Pippin by deed from Ronald James Seigenthaler and wife, Debra Lee Seigenthaler of record in Book 6133, page 519, Register's Office for Davidson County, Tennessee.

43039

IDENTIFICATION REFERENCE

OCT 8 2 38 PM '85

FELIX Z. ANDERSON III REGISTER
DAVIDSON COUNTY, TN

This is improved(XXX) unimproved ( ) property, known as 5300 Elkins Avenue (House Number) (Street) Nashville, Tennessee 37209 (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 my hand this 1st day of October, 19 85

Addie P. Pippin

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Addie P. Pippin

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 1st day of October 1985

Commission expires 4-4-87

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

TO

PREPARED BY:

WALT, DYER & JAMES, Attorneys
Suite C-301
2002 Richard Jones Road
Nashville, TN 37215

Phone: (615) 297-0925

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

45500.00- CONT.
118.30 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 124.80-
4807A10/08/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

43039

IDENTIFICATION REFERENCE

OCT 8 2 38 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 180334