mail

Send tax statements to:
John D. Conner
4503 Gallatin Road
Nashville, TN 37216

This instrument prepared by:
John T. Blankenship
Attorney at Law
3311 Gallatin Road
Nashville, TN 37216

Map 61-7, Parts of
Parcels 129 and 130

WARRANTY DEED

BOOK 6891 PAGE 426

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, I, Mary Ruth Coleman, an unmarried person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto John D. Conner, an unmarried person, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> BEING the northerly 45 feet of Lot No. 3 and the southerly 45 feet of Lot No. 4 of Block "D" on the plan of Broadmoor of record in Book 547, page 161, Register's Office for Davidson County, Tennessee.
>
> Said parts of said lots adjoin and front together 90 feet on the westerly margin of Gallatin Pike and extend back between parallel lines 165 feet to a dead line in the rear.
>
> Being a portion of the property conveyed to Mary Ruth Coleman from Rebecca Irene Nesbit Petree, David Nesbit Coleman, Virginia Banks, and Jewell Nesbit by warranty deed of record in Book 6372, page 437, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

I do covenant with the said Grantee that I am lawfully seized and possessed of said parcel of real estate, have a good right to convey it, and the same is unencumbered, except for the lien of 1985 real property taxes, which taxes are to be prorated between the parties herein.

I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said real estate to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 24 day of Oct, 1985.

Mary Ruth Coleman
MARY RUTH COLEMAN

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 Mary Ruth Coleman, an unmarried person, the bargainor, 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 and official seal at Nashville, Tennessee, this 24 day of Oct, 1985.

John D. Ponsler
Notary Public

My commission expires: 2-14-89

A F F I D A V I T

I do hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 75,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

John D. Ponsler
Affiant

Sworn to and subscribed before me, this 24 day of Oct, 1985.

John T. Blankenship
Notary Public

My commission expires: 2-14-89

IDENTIFICATION REFERENCE

47367

OCT 24 2 41 PM 1985

FELIX Z. NELSON III REGISTER
DAVIDSON COUNTY, TN

10/24 $31.50-

OFFICIAL RECEIPT

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

RECEIVED OF BOOK 6691 PAGE 428

FOR

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			750[illegible].00-	CAPT.
	VD		750[illegible].00	CAPT.
			750[illegible].00-	CAPT.
			195.00	COTAX
			.50	PRFE
			6.00	MORTG
				CHECK 201.50-

9965A10/24/85 [illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

47367

IDENTIFICATION REFERENCE

Oct 24 2 11 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 185352