THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY,** Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157 Box 8/cg

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Priscilla D. Coe 4904 Dakota Ave. Nashville, TN. 37209	Atlantic Coast Mortgage Co. 3819 So. George Mason Dr. Suite G Baileys Crossroads, VA. 22041	25W-1135 MAP 91-15 PARCEL 299

WARRANTY DEED

BOOK 6710 PAGE 187

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, JOHN R. DANIEL and wife, GLORIA W. DANIEL hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto PRISCILLA D. COE hereinafter called the Grantee, Grantee's 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 Lot No. 805 of Blk. 36 on the Map of Charlotte Park Company's First Addition, of record in Book 57, page 103, Register's Office for said County.

SAID Lot No. 805 of Blk. 36 fronts 50 feet on the northerly margin of Dakota Avenue and runs back between parallel lines 150 feet to an alley erroneously referred to as being Lot 806 of Blk. 36 on said plan in prior conveyances.

BEING the same property conveyed to Kathrine J. Burdick and John R. Daniel by deed from John F. Arch and wife, Dorothy F. Arch of record in Book 5895, page 547, said Register's Office. Kathrine J. Burdick has since conveyed all her interest in said property to John R. Daniel by Quitclaim Deed of record in Book 5945, page 15, said Register's Office.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

This is (~~un~~)improved property, known as 4904 Dakota Avenue, Nashville, TN. 37209.

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, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 14th day of November, 1985.

John R. Daniel

Gloria W. Daniel

STATE OF TENNESSEE
COUNTY OF Davidson

On this 14th day of November, 1985, before me personally appeared Gloria W. Daniel, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Notary Public

My Commission Expires: 6/10/1986

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ___self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ___self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

BOOK 6710 PAGE 188

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 47,000.00.

Priscilla D. Coe
Affiant

Subscribed and sworn to before me, this the 13th day of November, 1985.

My Commission Expires: 11-1-87

Christy Wilkins Ivey
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of November, 1985, before me personally appeared John R. Daniel to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Christy Wilkins Ivey
Notary Public

My Commission expires:

11-1-87

5333d

IDENTIFICATION REFERENCE

Nov 15 11 16 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

from:

John R. Daniel and wife,
Gloria K. Daniel

to:

Priscilla D. Coe

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN 24272

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 671C PAGE 189

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

470[illegible].00- CAIT.
122.20 CSTAX
.50 PREE
6.00 WDEED
CHECK 129.70-
7114A11/15/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

53338

IDENTIFICATION REFERENCE

Nov 15 11 16 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 192312