FROM:

TO:

This Instrument Prepared By:

THOMAS N. JONES
Attorney at Law
339 Main Street, Suite 100
Franklin, TN 37064

mail

Address New Owners:	Send Tax Bills To:	Map/Parcel No.:
James M Coale	Atlantic Coast Mtg. Co.	104-1-36
260 38th Ave North	3975 University Drive	
Nashville TN 37209	Fairfax, VA 22030	

WARRANTY DEED

BOOK 6791 PAGE 774

FOR AND IN CONSIDERATION of One ($1.00) Dollar, cash in hand paid, the receipt of which is hereby acknowledged, and other valuable consideration, I, **M. Jill Copeland**, hereinafter known as Grantor, have this day bargained and sold and do hereby transfer and convey unto **James M. Coale and wife, Julia R. Coale**, their heirs and assigns, the following described tract or parcel of land lying, located and being in the County of Davidson, Tennessee, and more particularly described as follows:

> Land in Davidson County, TN, being Lot NO. 53 on the Second Revised Plan of Valley View Subdivision, Section One, as of record in Book 2331, page 113, RODC, TN.
>
> Said Lot No. 53 fronts 57 ft. on the easterly side of 38th Avenue North and runs back between parallel lines 120 ft. to an alley.
>
> BEING the same property conveyed to M. Jill Copeland (unmarried) by deed from Barbara Webb Walker and husband, Robert Bird, of record in Book 6393, page 608, RODC, TN.

TO HAVE AND TO HOLD the said lands, with the improvements and appurtenances thereunto belonging to the said Grantees, their heirs and assigns, forever.

AND I COVENANT with the said Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered, except as follows:

1. Taxes for the year 1986 are a lien against the property, but same are not yet due and payable. Said taxes have been prorated between the parties, with grantor paying her pro rata part of said taxes to grantees, who will be responsible for payment of 1986 taxes when they become due and payable.

2. Subject to restrictive covenants of record in Book 2446, Page 146, amended in Book 2487, page 19, RODC, TN.

3. Applicable building and zoning regulations.

4. Such state of facts as an accurate survey would disclose.

5. All existing highway, roadway and utility easements.

6. Matters in Book 2331, page 113, RODC, TN, which may affect property.

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AND I DO FURTHER COVENANT and bind myself, my heirs and representatives to warrant and forever defend the title to said property to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND on this 26th day of February, 1986.

M. Jill Copeland
M. JILL COPELAND

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, Margaret Ann Smith, a Notary Public in and for said County and State, M. Jill Copeland, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin on this the 26th day of February, 1986.

Margaret Ann Smith
NOTARY PUBLIC

My Commission Expires: 5/22/89

STATE OF TENNESSEE, WILLIAMSON COUNTY

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 44500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale. Affiant James M. Cole

Subcribed and sworn to before me this the 26th Day of February, 86

Margaret Ann Smith
Notary Public

My Commission Expires: 5/22/89

7.9106

IDENTIFICATION REFERENCE

FEB 28 9 09 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

4'50[illegible].00- CAPIT.
115.7[illegible] CSTAX
.50 PRFEE
6.00 WDEED
CASH 122.20-
837 1A02/28/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.91 0 6

IDENTIFICATION REFERENCE

FEB 28 9 00 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 222811