Box 8 cg

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

ADDRESS NEW OWNER:
J. David Coulton
1109 E. Los Olas Blvd.
Ft. Lauderdale, FLA 33301

MORTGAGEE:
same

MAP-PARCEL NUMBERS:
MAP 132-06
PARCEL 12
OH-6265

BOOK 6875 PAGE 424

WARRANTY DEED

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, C. William Andree, III and June Andree, husband and wife hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto J. David Coulton and wife, Caroline Coulton 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. 1 on the plan of Resubdivision of the James M. Rountree and wife, Bertie A. property, of record in Book 5190, page 77, Register's Office for said County.

SAID Lot No. 1 fronts 236.79 feet on the westerly margin of Curtiswood Lane and extends back 447.75 feet on the northerly line and 326.74 feet on the southerly line to a dead line in the rear, measuring 261.28 feet thereon.

BEING the same property conveyed to C. William Andree, III and wife, June Andree by deed from John C. Eason and wife, Melissa H. Eason, of record in Book 6272, page 161, Register's Office for Davidson County, Tennessee.

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

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid principal balance of a note secured by a first mortgage deed of trust to The Independent Life and Accident Insurance Company, of record in Book 5453, page 932, said Register's Office.

This is (un)improved property, known as 857 Curtiswood Lane, Nashville, TN 37204.

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 2nd day of June, 19 86.

June Andree

C. William Andree, III

STATE OF TENNESSEE
COUNTY OF Davidson

On this 2nd day of June, 19 86, before me personally appeared C. William Andree, III and June Andree, 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 he executed the same as their free act and deed.

My Commission Expires: 10-24-88

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 305,000.00.

Caroline W. Coulton
Affiant

Subscribed and sworn to before me, this the 2nd day of June, 1986.

My Commission Expires: 10-24-88

_____
Notary Public

0.67 17

IDENTIFICATION REFERENCE

Jun 3 11 04 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

from:
C. William Andree, III and June Andree, husband and wife

to:
J. David Coulton and wife, Caroline Coulton

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY

Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN 25218

Box 8 cg

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6875 PAGE 426

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MD - 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

305000.00- CAMT.
793.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 799.50-
0901A06/03/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0.6.7 1.7.

IDENTIFI REFERENCE

JUN 3 11 04 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 254575