FILE BOX 3

FORM No. WD-1

42759

IDENTIFICATION REFERENCE

SEP 17 8 40 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 35,000.00

Mike D. Coakley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF September, 1986.

Notary Public

MY COMMISSION EXPIRES: 7-18-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON — 1187 VULTEE BOULEVARD — NASHVILLE, TN 37217

NAME / ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mike D. Coakley (NAME)	Southwest Mortgage & Financial Services, Inc. (NAME)	MAP 53-16
216 Pitts Avenue (STREET ADDRESS OR ROUTE NUMBER)	1515 Cap. of TX Hwy. S., Ste 103 (STREET ADDRESS)	PARCEL 8
Old Hickory, Tennessee 37138 (CITY) (STATE) (P.O. ZIP)	Austin, Texas 78746 (CITY) (STATE) (ZIP)	LW-05915

FOR AND 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, Charley R. Hardin and wife, Bessie R. Hardin BOOK 6980 PAGE 790

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mike D. Coakley and wife, Karen B. Coakley

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 the 4th Civil District, Being Lot No. 8 on the unrecorded plan of Hays Subdivision described according to a survey made by Harvey Gee, May 4, 1948, as follows: Beginning on the westerly margin of Hadley Bend Rd. at the common corner of lots 7 and 8, said beginning point being 1454.6 feet south of the south line of the T.O.R.R. Co. right-of-way; thence with the line between said lots westwardly 350 feet to the northwest corner of lot no. 8; thence with the west line of said lot southwardly 60 feet to the corner of lots nos. 8 and 9; thence with the line between said lots eastwardly 350 feet to the westerly margin of Hadley Bend Rd. thence with the westerly margin of said Road northwardly 60 feet to the point of beginning.
Being the same property conveyed to Charley R. Hardin and wife, Bessie R. Hardin by deed from Fred S. Ramsey and wife, Daisye S. Ramsey of record in Book 1758, page 305, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existings easements and restrictions of record.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities.

This is unimproved ( ) improved (XX) property, known as 216 Pitts Avenue, Old Hickory, Tennessee 37138
(House Number) (Street) (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 our hand S this 15th day of September, 19 86

Charley R. Hardin
By: Atty-in-fact
Bobby A. Hardin

Bessie R. Hardin
By Atty-in-fact
Bobby A. Hardin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6980 PAGE 791

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charley R. Hardin and wife, Bessie R. Hardin

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 15th day of September, 1986.

Commission expires 7-18-87

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 15th day of September, 1986, before me personally appeared Bobby W. Hardin, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Charley Hardin, and who acknowledged that he executed the same as the free act and deed of the said Charley Hardin, by virtue of that Power of Attorney, duly executed by the said Charley Hardin and appearing of record in Book 6980, page 780, respectively, of the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Nashville, this 15th day of September, 1986.

My commission expires: 7-18-87

Notary Public

WARRANTY DEED

FROM
Charley R. Hardin and wife, Bessie R. Hardin

Hardin

TO
Mike D. Coakley and wife, Karen B. Coakley

RETURN TO:
SOUTHERN ESCROW COMPANY
1187 Vultee Boulevard
Nashville, Tennessee 37217

EDWARD SEDDON
ATTORNEY-AT-LAW
1187 Vultee Boulevard
Nashville, Tennessee 37217

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 15th day of September, 1986, before me personally appeared Bobby W. Hardin, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Bessie Hardin, and who acknowledged that she executed the same as the free act and deed of the said Bessie Hardin, by virtue of that Power of Attorney, duly executed by the said Bessie Hardin and appearing of record in Book 6980, page 782, respectively, of the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Nashville, this 15th day of September, 1986.

My commission expires: 7-18-87

Notary Public

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6980 PAGE 792

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

35000.00- CAMT.
98.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 104.50-
2767A09/17/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4275 9

IDENTIFICATION REFERENCE

Sep 17 8 40 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 295560