No. mtg

Address New Owner:	Send Tax Bills To:	Map/Parcel
Tom G. Coleman, Jr.	Same	Map 71-11
P.O. Box 4735		Par 242
Nashville, Tn 37216		12DA-43155

WARRANTY DEED

BOOK 6991 PAGE 824

FOR AND IN CONSIDERATION 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, ANDREW L. WATERS, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto the said TOM G. COLEMAN, JR., TRUSTEE with full power to mortgage, sell or convey without the joinder or disclosure of any beneficiary, hereinafter called the Grantee, his heirs, successors or assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lots Nos. 169 and 170 on the Plat of Highland Land Company's Subdivision, as of record in Book 421, page 14, Register's Office for said county.

Said Lots Nos. 169 and 170 front together 50 feet on the westerly side of Stainback Avenue and run back between parallel lines 175 feet to an alley.

Being the same property conveyed to Andrew L. Waters and wife, Imogene Waters, by deed from Edward E. Marlin and wife, Florence York Marlin, of record in Book 2395, page 74, Register's Office for Davidson County, Tennessee. Also being the same property title to which was vested in Andrew L. Waters upon the death of his wife, Imogene Waters, by reason of their tenancy by the entirety.

Barbara J. Waters, wife of Andrew L. Waters, executes this instrument for the purpose of (i) acknowledging and consenting to this conveyance, including the transfer of any property interest that may have accrued to her by virtue of her marriage to Andrew L. Waters, and (ii) waiving and renouncing any dower, elective share or exemption rights provided for by law in the premises hereby conveyed.

This property is conveyed subject to the Plan of record in Book 421, Page 14, said Register's Office; Restrictive Covenants contained in instrument of record in Book 660, page 740, said Register's Office; and to all applicable local government planning, building and zoning regulations.

This is improved property known as 1410 Stainback Avenue, Nashville, Tennessee.

The contract of sale survives the closing.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Tom G. Coleman, Jr., Trustee, with full power to mortgage, sell or convey without the joinder or disclosure of any benenficiary, his heirs successors and assigns, forever.

AND GRANTOR COVENANTS that he is lawfully seized and possessed of said real estate, in fee simple, that he has a good and valid right to convey it and that the same is unencumbered.

AND GRANTOR DOES further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to

09/28/88 15:50 CHECK

7263

the said real estate against the lawful claims of all persons whomsoever.

Whenever 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 hands on this 26th day of September, 1986.

Andrew L. Waters
ANDREW L. WATERS
DL-ALA 4947740

Barbara J. Waters
BARBARA J. WATERS
D.L. - ALA - 1749216

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $15,000.00.

Tom D. Coleman Jr. Grantee
AFFIANT

Sworn to and subscribed before me this 26 day of Sept., 1986.

Edna Earle Carden
NOTARY PUBLIC

My commission expires: Jan. 21, 1990.

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 Andrew L. Waters and wife, Barbara J. Waters, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26 day of September, 1986.

Edna Earle Carden
NOTARY PUBLIC

My commission expires: Jan. 21, 1990.

Prepared By:
Tom G. Coleman, Jr., Attorney
Coleman Real Estate Closing Service, Inc.
9000 E. Church St.
Brentwood, TN 37027

IDENTIFICATION REFERENCE
SEP 26 11 53 AM '86
FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

4 6 7 4 3

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

RECEIVED OF _____

FOR _____

BOOK 6991 PAGE 826

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
			150000.00 CAMT	
			84.00 CSTAX	
			.50 PRFEE	
			VB 84.00 CSTAX	
			42.00 CSTAX	
			6.00 WDEED	
			CHECK	48.50
			7263A09/26/86 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4674 3

IDENTIFICATION REFERENCE

SEP 26 11 53 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 299958