STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $144,000.00.

Peggy C Dughman
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 23rd DAY OF February, 1987.

Kim Aldridge
NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-9-91

NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:
JOSEPH K. DUGHMAN
Attorney at Law
1610 Parkway Towers
Nashville, TN 37219
Phone: 615-244-5432

ADDRESS OF PROPERTY: 711 Lynwood Blvd.
Nashville, TN 37205

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Ann Coleman, William R. Coleman and wife, Serena Coleman 711 Lynwood Blvd. Nashville, TN 37205	ANN COLEMAN 711 Lynwood Blvd Nashville, TN 37205 c/o Security Federal Saving + Loan 4235 Hillsboro Road Nashville, TN 37215	130-7-65 BM 01815

FOR AND IN 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, JOSEPH K. DUGHMAN AND WIFE, PEGGY C. DUGHMAN, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ANN COLEMAN, UNMARRIED, WILLIAM R. COLEMAN AND WIFE, SERENA COLEMAN, 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:

Being the northerly part of Lot No. 186 on the Map of Royal Oaks Land Company's Sub. of the Baker Tract, as of record in Book 421, pages 102 and 103, Register's Office for said County, and shown on and described according to a copy of an unrecorded plan said part of said Sub. made by W. B. Southgate, Surveyor, as follows:
According to said unrecorded plan said part of said lot fronts 101 feet on the westerly side of Lynwood Boulevard and runs back between lines 275 feet on the northerly line and 277 feet more or less on the southerly line, to a dead line in the rear, measuring 100 feet thereon.

02/24 409.78 - CHECK

4040

Being the same property conveyed to Joseph K. Dughman and wife, Peggy C. Dughman, by deed from Billie Jean Tune, unmarried, of record in Book 6944, Page 656, Register's Office for Davidson County, Tennessee.

This is improved property, known as 711 Lynwood Blvd., Nashville, Tennessee 37205.

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. 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 this 23rd day of February, 1987.

JOSEPH K. DUGHMAN

PEGGY C. DUGHMAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Kim Eldridge, a Notary Public in and for said County and State, the within named JOSEPH K. DUGHMAN and wife, PEGGY C. DUGHMAN, the bargainors, 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 13rd day of February, 1987.

NOTARY PUBLIC

My Commission Expires: 1-9-91

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

9:6.9 | 1:

IDENTIFICATION REFERENCE

FEB 24 3 49 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 7146 PAGE 252

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

144000 0- CAMT.
403.20 CSTAX
.50 PRFEE
6.00 WDCPD
CHECK 409.70-
4040AC2/24/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9.6.9.1.1-

IDENTIFICATION REFERENCE

FEB 24 3 49 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 49329