THIS INSTRUMENT WAS PREPARED BY:
M. NORRIS JENKINS, ATTORNEY AT LAW
4015 Travis Drive, Nashville, TN 37211

WARRANTY DEED

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
Pace Properties, Inc. Suite 203 325 Plus Park Blvd. Nashville, TN 37217	same	Map 95-12 Parcel 73

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged;

I, Ruby E. Coker

hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Pace Properties, Inc., a Tennessee corporation

hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 223 on the Plan of Woodberry Park, as of record in Book 2133, pages 117, 118 and 119, Register's Office for said County.

Said lot fronts 102 feet on the southeasterly side of Woodberry Drive and runs back 308 feet on the west line and 360.6 feet on the east line, to a dead line in the rear on which it measures 170 feet.

Being the same property conveyed to Haggard S. Coker and wife, Ruby E. Coker by deed from Bobbie G. Kemp and wife, Frances B. Kemp of record in Book 4311, page 107, Register's Office for Davidson County, Tennessee, the said Haggard S. Coker having since died.

( ) unimproved
This is (x) improved property at 2509 Woodberry Drive

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 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 my hand this 27th day of February, 1987.

Ruby E. Coker
RUBY E. COKER

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ruby E. Coker

the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of February, 1987.

My Commission Expires:
01-12-89

NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $59,000.00.

Race Properties, Inc.
Jean Pate, Asst. Treas.
AFFIANT

Subscribed and sworn to before me this 27th day of February 1987.

My Commission Expires:
2/12-89

NOTARY PUBLIC

0.0387.

IDENTIFICATION REFERENCE

MAR 5 8 31 AM '87

FELIX Z. W. [illegible] 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
			50[illegible] . 0- CAMT.	
			165.20 MSTRA	
			.50 [illegible]	
			6.00 WDS	
			CHG # 171.70-	
			7[illegible]/87 CHL .0-	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0.0 3 8.7-

IDENTIFI REFERENCE

MAR 5 8 31 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 53117