Mail

BOOK 7244 PAGE 201

THIS INSTRUMENT PREPARED BY:
STEWART, BLACK & UNDERHILL, ATTORNEYS
223 MADISON STREET, SUITE 108
POST OFFICE BOX 887
MADISON, TENNESSEE 37115

NAME/ADDRESS OF NEW OWNER(S):

LESLIE H. COLEMAN AND
JAMES W. COLEMAN
1404 RIVERSIDE DRIVE
NASHVILLE, TENNESSEE 37206

MORTGAGEE(S):

NONE
NONE
NONE
NONE

SEND TAX BILLS TO:

LESLIE H. COLEMAND AND
JAMES W. COLEMAN
1404 RIVERSIDE DRIVE
NASHVILLE, TENNESSEE 37206

MAP AND PARCEL NOS.:

MAP 83-03
PARCEL 119
15DA-38356

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, We, hereby swear or affirm that, to the best of Affiant's knowledge and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ -0-, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

-NONE-

AFFIANT

Subscribed and sworn to before me this the 2nd day of Feb., 1984.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

11/1/87

QUITCLAIM DEED

FOR AND IN CONSUDERATION of the sum of ONE AND NO/100 DOLLAR ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, MAZIE DEAN COLEMAN by these presents does hereby quitclaim, transfer and convey unto LESLIE H. COLEMAN AND JAMES W. COLEMAN their heirs and assigns, all of her right, title and interest in and to the herein described tract or parcel of land being more particularly described in Exhibit "A" which is attached hereto and incorporated herein by reference.

This is improved property.

Said property is conveyed subject to such limitations; restrictions and encumbrances as may affect the premises.

This the 2nd day of Feb, 1987.

MAZIE DEAN COLEMAN

28421

IDENTIFICATION REFERENCE

MAY 21 2 30 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

" EXHIBIT A "

Being part of Lot No. 60 on the plan of Brownsville as of record in Book 21, page 9, Register's Office for Davidson County, Tennessee, and being the northerly 50 feet of Lot No. 2 on the unrecorded Map of Mrs. Mollie Buchanan's Subdivision, described according to a survey made by Erle Drake, County Surveyor, April 22, 1935, as follows:

Beginning on the westerly margin of Riverside Drive at a point 150 feet north of the northerly margin of Creighton Avenue; thence with the westerly margin of said drive northwardly 50 feet to the corner of Lots Nos. 2 and 3; thence with the line between said two lots westwardly 190 feet to the easterly line of Lot No. 5; thence with said line southwardly 50 feet; thence eastwardly 190 feet to the beginning.

Being the same property conveyed to William E. Coleman et ux, Mazie Dean Coleman, by deed from C.D. Bowles et ux, Grace D. Bowles, of record in Book 47, page 550, Register's Office for Davidson County, Tennessee, the said William E. Coleman having since died, property vests soley in his widow, Mazie Dean Coleman. Mazie Dean Coleman realizes that she does not have the money to maintain the above property in along with not having the money for living expenses, therefore, Mazie Dean Coleman coveys the hereinabove described property to her sons, Leslie H. Coleman and James W. Coleman in order to help her maintain the subject property and herself. Mazie Dean Coleman reserves a right to live in subject property as long as she is able and acknowledges that at the time she becomes unable to care for the subject property and herself she will move. When Mazie Dean Coleman moves from said property her right to live ceases and she shall retain no further interest in said property and her two children may do as they wish with said property in order to recoup any money spent. So that a purchaser will not have to look beyond the deed Mazie Dean Coleman directs if said children and attending physician at the time of moving gives an affidavit that she has to move on a permanent basis, and that she can not live alone, then the buyer shall not look any further and this shall satisfy the title. After the above affidavits are accomplished and attached to the deed, then I Mazie Dean Colemand do not have to sign the deed, even if I am still living. This terminates my tenancy at will. Mazie Dean Coleman wishes the purchaser to be furnished with a clear title.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me the undersigned, a Notary Public in and for said State and County, the within named MAZIE DEAN COLEMAN the Bargainor(s) with whom I am personally acquainted, and who acknowledged that she executed the within named instrument for the purposes therein contained.

WITNESS my hand and official seal at Madison, Tennessee, this the 2nd day of Feb., 1984.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/1/87