Mail

THIS INSTRUMENT PREPARED BY:

WATTS & UNDERWOOD, ATTORNEYS
Suite 150
2000 Richard Jones Road
Nashville, Tennessee 37215

BOOK 7274 PAGE 482

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sara G. Rodefeld	CITY FEDERAL SAVINGS BANK	MAP 83-3
(NAME)	(NAME)	
1426 Riverside Drive	125 Belmont Drive	PARCEL 124
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37206	Somerset, New Jersey 08873	15DA-38366
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of SIXTY NINE THOUSAND NINE HUNDRED AND NO/100---------- *Dollars.*

GREGORY D. LUCAS, unmarried and CAROLYN Y. SHANDS COYLE

have this day bargained and sold, and do hereby transfer and convey unto the said SARA G. RODEFELD

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee as follows

SEE ATTACHED EXHIBIT "A"

3856.5

IDENTIFICATION REFERENCE

JUN 22 11 27 AM '87

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

Carolyn Y. Shands and Carolyn Y. Coyle is one and the same person.

Terry L. Coyle, husband of Carolyn Y. Coyle, joins in this conveyance for the purpose of conveying any interest he may have in and to the property by virtue of marriage.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 69,900.00

Subscribed and sworn to before me this the 18th *day of* June, *19* 87.

My commission expires 3/11/90

(Affix Seal)

Affiant

Notary Public

unimproved ( )
This is improved (X) property, known as 1426 Riverside Drive (*House Number*) (*Street*) Nashville, Tennessee 37206 (*P.O. Address*) (*City or Town*)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons

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 18th *day of* June, *19* 87, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Gregory D. Lucas
Gregory D. Lucas
by Carolyn Coyle as atty-in-fact

Carolyn Y. Shands Coyle
Carolyn Y. Shands Coyle

Terry L. Coyle
Terry L. Coyle

BOOK 7274 PAGE 483

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Mitchell A. Watts, *a Notary Public in and for said County and State* Carolyn Y. Shands Coyle and Terry L. Coyle

the within named bargainor s, *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* 18th *day of* June, *19* 87

Mitchell A Watts
Notary Public

Commission expires 3/11/87

Mitchell A. Watts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public of the State and County aforesaid, personally appeared* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____*self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ _____*self as* _____

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19*____.

_____*Notary Public*

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Carolyn Y. Shands Coyle, attorney-in-fact of Gregory D. Lucas, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney-in-fact of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this insturment on behalf of the maker.

Witness my hand, at office, this 18th day of June, 1987.

Commission expires: 3/11/90

Mitchell A Watts
Notary Public

WARRANTY DEED

FROM

Gregory D. Lucas and Carolyn Y. Shands Coyle TO Sara G. Rodefeld

EXHIBIT A

LAND in Davidson County, Tennessee, being part of Lot No. 2 on the Map of the Subdivision of the Bradford & McClure Lands, being a Subdivision of Lots 61, 62, and part of 63 of Brownsville, as of record in Book 21, page 9, Register's Office for said County, said Bradford and McClure Subdivision being unrecorded, and described according to a copy of a survey thereof made by James A. Hamilton, Jr., dated March 3, 1953, as follows:

Beginning at an iron pin in the center line of Riverside Drive; thence north 86 deg. 30' west 283 feet to an iron pin in a fence line; thence north 11 deg. 07' east 120 feet to an iron pin set 5 feet from the corner of the north side of lot; thence south 86 deg. 30' east 360.45 feet to an iron pin in the center of Riverside Drive; thence with said Drive southwesterly along the center line 151.2 feet, to the point of beginning.

INCLUDED within the above description but EXCLUDED from this conveyance is the following property:

Beginning at an iron pin in the centerline of Riverside Drive, corner of the Rickman lot as recorded in Book 664, page 426, Register's Office for Davidson County, Tennessee and the Burke lot as recorded in Book 2139, page 253, thence N. 86 deg. 30' W. 173 feet, 46' to a point, being in the northerly line of the said Burke lot and also the southerly line of said Rickman lot, thence South 81 deg. 38' East 175.00' to a point in the centerline of Riverside Drive, thence northerly along a centerline 16.25' to the point of beginning--being a triangular piece of property containing approximately 1400 square feet, more or less.

There is also conveyed by this instrument the following property:

Beginning at an iron pin in the northerly line of the Burke lot 22' East of the westerly Burke line as recorded in Book 2139, page 253, said pin being also the westerly marker of the Rickman lot, as recorded in Book 644, page 426, Register's Office for Davidson County, Tennessee, thence N. 11 deg. 07' E. 14 feet; thence S. 81 deg. 38' E. 163.54 feet to a point in the common line between the said Burke and Rickman property; thence N. 86 deg. 30' W. 164.99 feet to the point of beginning, being a triangular piece of property, containing approximately 1,150 square feet, more or less.

BEING the same property conveyed to Gregory D. Lucas and Carolyn Y. Shands, by deed from Jane W. Burke, an unmarried person, of record in Book 5786, page 480, Register's Office for Davidson County, Tennessee. The said Carolyn Y. Shands having since married and is now known as Carolyn Y. Coyle.

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

RECEIVED OF _____

FOR _____

BOOK 7274 PAGE 485

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			69900.00-	CAMT.
			195.72	CSTAX
			.50	PRFEE
			9.00	WDEED
				CHECK 205.22-
			1697A06/22/87	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

38565.

IDENTIFI REFERENCE

JUN 22 10 27 AM '87

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 95942