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237

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 51,000.00

James R Nivens
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF July 1987

W. R. GEORGAS, JR.
Notary Public

MY COMMISSION EXPIRES: 12/29/90
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

AMERICAN ESCROW COMPANY, 115 Hazel Path, P.O. Box 1733, Hendersonville, TN 37077
NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	MORTGAGEE: SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JAMES R. NIVENS	GERMANTOWN TRUST SAVINGS BANK	15Dz25835
(NAME)	(NAME)	
5006 Inglewood Court	7770 Poplar Avenue	61-4-8
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37216	Germantown, TN 38138	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. ZIP)	

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, RICK L. COLEMAN and wife, RITA C. COLEMAN,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES R. NIVENS and wife, EDYTHE C. NIVENS,

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:

LAND in Davidson County, Tennessee, being Lot No. 70 of Block "D" on the Plan of INGLEWOOD HEIGHTS SUBDIVISION, of record in Book 1424, Page 85, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

BEING the same property conveyed to the within named Grantors by deed of record in Book 5907, Page 345, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all restrictions and easement of record.

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
JUL 17 9 37 AM '87

IDENTIFICATION REFERENCE

46530

07/17 149.30- CHECK

729

unimproved ( )
This is improved (x) property, known as 5006 Inglewood Court, Nashville, Tennessee 37216
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. 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 our hand s this 15th day of July, 1987

RICK L. COLEMAN: Rick L. Coleman

RITA C. COLEMAN: Rita C. Coleman

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STATE OF TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned RICK L. COLEMAN and wife, RITA C. COLEMAN,

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

Witness my hand, at office, this 15th day of July, 1987.

Commission expires 12/29/90

W. K. GEORGAS, JR. Notary Public

STATE OF TENNESSEE
County of _____

Personally appeared before me, _____

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the _____ of the maker or a constituent of the maker, and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this _____ day of _____, 19____.

Commission expires _____

Notary Public

WARRANTY DEED

FROM
RICK L. COLEMAN etux

TO
JAMES R. NIVENS, etux

REGISTER, PLEASE RETURN TO:

AMERICAN ESCROW COMPANY
P.O. Box 1733
Hendersonville, TN 37077

Prepared by:

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

51000.00- CAPT.
142.80 CSTAX
.50 PRFEE
6.00 MISC
CHECK 149.30-
0729A07717787 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

46530

IDENTIFICATION REFERENCE

Jul 17 8 35 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 104876