Tele Book 6 Car

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Katherine W. Caroland
113 Clarendon Ave
Nashville, TN 37205

~~MORTGAGEE:~~

MAP-PARCEL NUMBERS:
MAP 116-10
PARCEL 14
BM-06070

WARRANTY DEED BOOK 7355 PAGE 270

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, W. T. Coker and wife, Patricia Coker

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Katherine W. Caroland

hereinafter called the Grantee, Grantee's 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. 1 and the easterly 20 feet of Lot No. 2 on the Map of Johnson Bransford's Re-subdivision of Lots Nos. 1, 2, 3, and 44 in Belle Meade, as of record in Book 547, page 168, Register's Office for said County.

SAID Lot No. 1 fronts 100 feet on the southerly side of Clarendon Avenue and extends back 174 feet on the easterly line and 178.3 feet on the westerly line to a dead line, measuring 101 feet thereon.

SAID westerly 20 feet of Lot No. 2 fronts 20 feet on the southerly side of Clarendon Avenue and extends back 128 feet 3 inches on the easterly line and 129 feet 9 inches on the westerly line to a dead line, measuring 20 feet thereon.

BEING the same property conveyed to W. T. Coker and wife, Patricia Coker by deed from G. D. Brooks and wife, Julia Clements Brooks, of record in Book 5836, page 813, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of W. T. Coker and Patricia Coker by Percy Wilkins, Jr., as their Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith.

The affidavit of said Attorney in Fact is attached as "Exhibit A" to this deed and incorporated herein by reference.

This is (~~un~~)improved property, known as 113 Clarendon Avenue, Nashville, TN 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 Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 17th day of September, 19 87.

W. T. Coker
W. T. Coker
BY: Percy Wilkins, Jr., Attorney in Fact

Patricia Coker
Patricia Coker
BY: Percy Wilkins, Jr., Attorney in Fact

STATE OF TENNESSEE
COUNTY OF _____

On this ____ day of _____, 19___, before me personally appeared _____, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that _he_ executed the same as _____ free act and deed.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7355 PAGE 271

Before me, the undersigned, 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 the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ___self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 481,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 17th day of September, 19 87.

My Commission Expires: 5/13/89

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Percy Wilkins, Jr., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of W. T. Coker and Patricia Coker as their Attorney in Fact as the free act and deed of the within named W. T. Coker and Patricia Coker. Witness my hand and official seal at Nashville, Tennessee, this the 17th day of September, 1987.

_____
NOTARY PUBLIC

My commission expires: 5/13/89

WARRANTY DEED

from:
W. T. Coker and wife,
Patricia Coker

to:
Katherine W. Caroland

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

"EXHIBIT A"

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BOOK 7355 PAGE 272

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant saith not.

Affiant Percy Wilkins, Jr.

Sworn to and subscribed before me this 17th day of September, 19 87.

Carol R Rivera
Notary Public

My Commission Expires: 5/13/89

6.6.1.0.7.

IDENTIFICATION REFERENCE

SEP 17 3 28 PM '87

DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7355 PAGE 273

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 6 1:0 7.

IDENTIFI REFERENCE

SEP 17 3 29 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.