# WARRANTY DEED BOOK 7356 PAGE 842

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 41,500.00

James W. Coffelt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16th DAY OF September, 19 87

Diana L. Appleton
Notary Public

MY COMMISSION EXPIRES: September 11, 1990

THIS INSTRUMENT WAS PREPARED BY: Douglas R. Berry, 917 Two Mile Pky., Goodlettsville, TN 37072

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO: MORTGAGEE | MAP-PARCEL NUMBERS |
|---|---|---|
| JAMES W. COFFELT, et ux (NAME) | DIAMOND MORTGAGE CORPORATION (NAME) | 71-12 |
| 1513 Jones Avenue (STREET ADDRESS OR ROUTE NUMBER) | P. O. Box 60510 (STREET ADDRESS) | 177 |
| Nashville, Tennessee 37207 (CITY) (STATE) (P. O. ZIP) | Charlotte, North Carolina 28260 (CITY) (STATE) (ZIP) | 12DA 44905 |

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, MICHAEL J. MADDEN and wife, SALLY J. MADDEN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES W. COFFELT and wife, JODEL W. COFFELT

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:

Being the northerly 55 feet of Lot No. 77 on the Map of Victory Heights, of record in Book 1130, page 97, Register's Office for Davidson County, Tennessee.

Said part of Lot fronts 55 feet on the east side of Jones Avenue and runs back between parallel lines 203.1 feet to a dead line measuring 55 feet.

Being the same property conveyed to Michael J. Madden and wife, Sally J. Madden, by deed from Alma H. Meadows (McGuire), of record in Book 5867, page 817, Register's Office for Davidson County, Tennessee.

SEP 21 9 17 AM '87
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

66653

unimproved ( )
This is improved ( X ) property, known as 1513 Jones Avenue, Nashville, Tennessee 37207
(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 16th day of September, 19 87

Michael J. Madden
MICHAEL J. MADDEN

Sally J. Madden
SALLY J. MADDEN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael J. Madden and Sally J. Madden

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

Witness my hand and official seal at Goodlettsville, Tennessee this 16th. day of September, 1987

Mary Maddux
Notary Public

Commission Expires September 11, 1990

STATE OF
County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon { his oath / their several oaths } acknowledged { himself / themselves } to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that { he / they } as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same by the said _____ as such _____

WITNESS my hand and official seal at office at _____ on this the _____ day of _____, 19__

My commission expires _____
Notary Public

WARRANTY DEED

FROM

TO

DOUGLAS R. BERRY
Attorney At Law
907 Two Mile Pky.
Goodlettsville, TN 37072
(615) 859-4086

**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____ BOOK 7356 PAGE 844

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | | |

4150.00- CAMI.
116.20 CSTAX
.50 PRFE.
6.00 MDE.T
CHCK ID .70-
427A09/21/87 3NL .01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

66653

IDENTIFICATION REFERENCE

SEP 21 9 17 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 17857