#6234

FILE BOX 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 110
Nashville, Tennessee 37215

BOOK 7364 PAGE 791

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
SUSAN H. HUFFORD (NAME)	LEADER FEDERAL MORTGAGE, INC. (NAME)	Map 142-10-B
711 Barlin Court (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2926 (STREET ADDRESS)	Parcel 105
Nashville, Tennessee 37221 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38101-2926 (CITY) (STATE) (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, CAROL DEAN COAKER BREWER/and GEORGE M. COAKER and wife, CATHERINE PENNINGTON COAKER unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SUSAN H. HUFFORD, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 105 on the Plan of Belle Pointe, Phase III, as of record in Plat Book 6250, page 872, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Carol Dean Coaker Brewer, George M. Coaker and wife, Catherine Pennington Coaker by deed from Barry Construction Co., a Tennessee corporation of record in Book 6881, page 377, said Register's Office.

This conveyance is subject to: (1) 1987 taxes, which have been prorated and assumed by the Grantee herein; (2) Declaration of Covenants, Conditions, By-Laws and Restrictions in Book 6689, page 772, amended in Book 6702, page 409, Book 6774, page 774, Book 6862, page 292, made applicable in Book 6819, page 164; (3) Dedication of Common Area in Book 6862, page 286; (4) Charter of Incorporation in Book 6762, page 261; (5) Easement in Book 4613, page 509 and Book 4475, page 757; and (6) All matters appearing on the plan of record in Plat Book 6250, page 872, said Register 's Office.

6939.5

IDENTIFICATION REFERENCE

SEP 29 8 42 AM '87

DAVIDSON COUNTY, TN

This is improved (XX) unimproved ( ) property, known as 711 Barlin Court, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 24th day of September 19 87

Carol Dean Coaker Brewer
CAROL DEAN COAKER BREWER

George M. Coaker
GEORGE M. COAKER

Catherine Pennington Coaker
CATHERINE PENNINGTON COAKER

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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

CAROL DEAN COAKER BREWER and GEORGE M. COAKER and CATHERINE PENNINGTON COAKER

the 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 ~~24th~~ day of ~~September~~ 1987.

My commission expires 3-11-91 Notary Public

STATE OF TENNESSEE

COUNTY OF _____

Before me, the undersigned, 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 as such _____ 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 _____.

Witness my hand and official seal, at _____ this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE)
COUNTY OF Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $93,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF September 1987

MY COMMISSION EXPIRES: 3-11-91 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

CAROL DEAN COAKER BREWER and unmarried
GEORGE M. COAKER and CATHERINE
PENNINGTON COAKER

TO

SUSAN H. HUEFORD, unmarried

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
P.O. Box 926
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7364 PAGE 793

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
			93000.00- CAMT.	
			260.40 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 266.90-	
7398A	09/29/87		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 9 3 9 5

IDENTIFICATION REFERENCE

SEP 29 8 42 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 20961