DAVIDSON COUNTY, TN
OCT 7 [illegible] 107
IDENTIFI REFERENCE
72152

THIS INSTRUMENT PREPARED BY:
DEAN ROBINSON, ATTORNEY
225 Lebanon Road - Box 425
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Joe Allan Delmar, et ux
5406 Oakmont Circle
Nashville, TN 37211

MORTGAGEE:
Tennessee Housing
Development Agency
401 Church Street
Nashville, TN 37219

SEND TAX BILLS:
-Mortgagee-

MAP-PARCEL:
Map & Parcel 103-07-50
Field Book #8DA-56325

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged I, **Barbara H. Alexander, now Coleman,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Joe Allan Delmar and wife, Jo Ann Delmar,** 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 Lot No. 31 on the Plan of Richland Meadows, Section I, as of record in Book 2038, page 40, Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete description thereof.

Being the same property conveyed to William H. Alexander and wife, Barbara H. Alexander by virtue of a deed from James L. Pickney and wife, Lura Mai Pickney, as of record in Book 3868, page 347, Register's Office for Davidson County, Tennessee, the said parties having since divorced and title being divested out of husband and vested in wife by divorce decree as of record in Book 7373, page 239, Register's Office for Davidson County, Tennessee.

Herbert Coleman spouse of Barbara H. Alexander, now Coleman, joins in this conveyance to transfer any marital interest he may have in said property.

This is improved property known as 5406 Oakmont Circle, Nashville, Tennessee, 37211.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 2152, page 121, and easements, covenants and conditions as shown on the Plan of record in Book 2083, page 40, Register's Office for Davidson County, Tennessee.

Property taxes for the current year have been settled between the parties and will be paid by the Grantees.

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 hands this 2 day of October, 1987.

Barbara H. Alexander Coleman
BARBARA H. ALEXANDER, now COLEMAN

HERBERT COLEMAN

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Barbara H. Alexander, now Coleman and husband Herbert Coleman,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 2 day of October, 1987.

NOTARY PUBLIC

PUBLIC AT LARGE

My Commission Expires: 3-10-91

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is $57,500.00.

AFFIANT

Subscribed and sworn before me
this 2 day of October, 1987.

NOTARY PUBLIC

PUBLIC AT LARGE

My Commission Expires: 4-18-90

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7373 PAGE 243

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

57500.00- CAMT.
161.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 167.50-
0505A10/07/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7215.2

IDENTIFICATION REFERENCE

OCT 7 9 44 AM 87

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 24004