BOOK 7395 PAGE 63

THIS INSTRUMENT PREPARED BY:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238
00255696

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Stephen M. Coe (NAME)	Sears Mortgage Corporation (NAME)	MAP 104-1
206 40th Ave North (STREET ADDRESS OR ROUTE NUMBER)	300 Knightsbridge Parkway (STREET ADDRESS)	PARCEL 277
Nashville, Tn 37209 (CITY) (STATE) (ZIP)	Lincolnshire, Il 60069 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100---------- ----------$10.00---------- *Dollars,*

Cash in hand paid by Stephen M. Coe and wife, Robin B. Coe and other good and valuable considerations accepted as cash the receipt of all of which is hereby acknowledged,

Henry T. Birdsong and wife, Mabel H. Birdsong

have this day bargained and sold, and do hereby transfer and convey unto the said Stephen M. Coe and wife, Robin B. Coe

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 30 on the Map of West Grove Subivision of record in Book 421, page 87, said Register's Office, to which plan reference is herein made for a more complete description of metes and bounds.

Being the same property conveyed to Henry T. Birdsong and wife, Mabel H. Birdsong by deed from Jack A. Lancaster and wife, Mary Joe Lancaster of record in Book 5280, page 637, Register's Office for Davidson County, Tennessee.

7959.2

IDENTIFICATION REFERENCE

Nov 4 8 52 AM '87

DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 48,000.00

Subscribed and sworn to before me this the 30th *day of* October *19* 87

My Commission expires 3-11-90

(Affix Seal)

Affiant Stephen M. Coe

Notary Public Peter A. Mattei

This is (X) *improved* ( ) *property, known as* 206 40th Ave. North, Nashville, Tn 37209

(House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 30th *day of* October *19* 87 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Henry T. Birdsong
Henry T. Birdsong

Mabel H. Birdsong
Mabel H. Birdsong

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, *a Notary Public in and for said County and State* Henry T. Birdsong and wife, Mabel H. Birdsong

the within named 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 _____ *Tennessee,*

this 30th *day of* October, *19* 87

_____ *Notary Public*

Commission expires 3-11-90

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *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* _____*he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____*self as* _____.

Witness my hand and seal, at office in _____,

this _____ *day of* _____, *19*____.

_____ *Notary Public*

Commission expires _____

WARRANTY DEED

FROM

TO

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7395 PAGE 65

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MD - 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

480[illegible].00- CAMT.
134.00 CSTAX
.50 PRFEE
6.00 XDEED
CHECK 140.50-
9199A11/04/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.95 92

IDENTIFICATION REFERENCE

NOV 4 8 52 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 32484