File Box 8/tl

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

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS:
Robert L. Coffin	Sears Mortgage Corporation	MAP 142-15
8300 Sawyer Brown Road, Q-304	300 Knightsbridge Parkway	PAR B-91
Nashville, TN 37221	Lincolnshire, IL 60069	9D-65195

WARRANTY DEED BOOK 7528 PAGE 303

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,

Nancy Reese Estes, unmarried

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Robert L. Coffin and wife, Harriet B. Coffin

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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. Q-304 together with the carport designated Q-304-C on the plan of River Plantation, Section Three, of record in Book 4675, pages 75, 76 and 77, Register's Office for said County which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Nancy Reese Estes, unmarried by deed from Joseph Allen Newton, Jr. and wife, Nancy Walker Newton of record in Book 6855, page 329, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 4784, page 464 and Book 4784, page 482, said Register's Office.

2521.9

IDENTIFI REFERENCE

APR 28 9 44 AM '88

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

9101 04/28 0101 03CHECK 255.70

This is (an) improved property, known as 8300 Sawyer Brown Road, Q-304, Nashville, TN 37221.

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 27th day of April, 1988.

Nancy Reese Estes
Nancy Reese Estes

STATE OF TENNESSEE
COUNTY OF Davidson

On this 27th day of April, 1988, before me personally appeared Nancy Reese Estes, unmarried, 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 she executed the same as her free act and deed.

NOTARY PUBLIC AT LARGE

My Commission Expires: Oct 9, 1991

Christy Wilkins Ivey
Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7528 PAGE 304

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___.

_____
Notary Public

My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 89,000.00.

Robert L. Coffin
Affiant

Subscribed and sworn to before me, this the 27th day of April, 1988.

Christy Wilkins Ivey
Notary Public

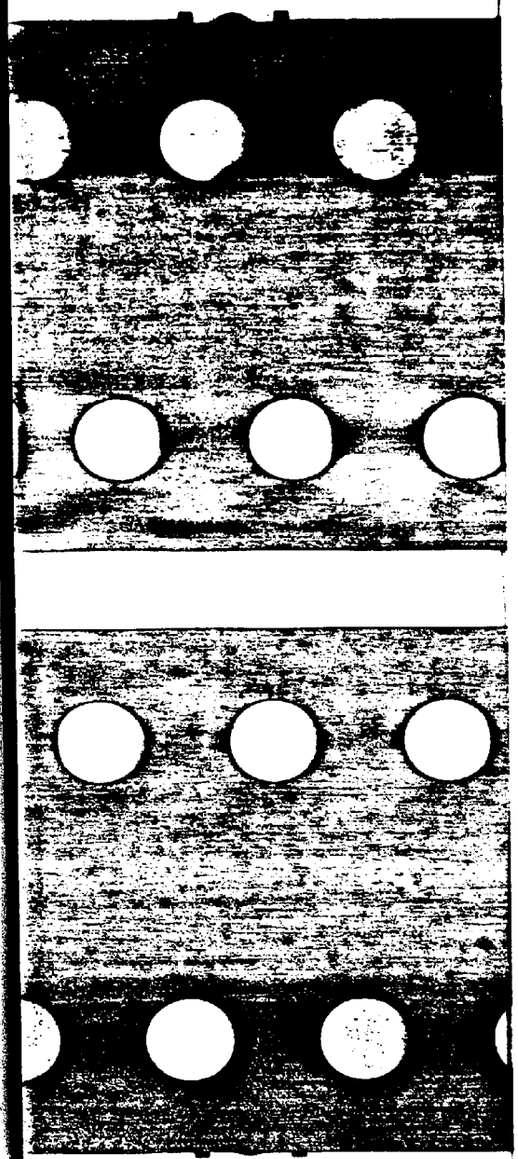
My Commission Expires: Oct 9, 1991

WARRANTY DEED

from:
Nancy Reese Estes, unmarried

to:
Robert L. Coffin and wife, Harriet B. Coffin

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



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7528 PAGE 305

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

CAMT 89000.00
CON TX 249.20
PRFEE 0.50
WDEED 6.00
TOTAL 255.70
CHECK 255.70

04/28/88 01 09:46 0001 9101

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2521.9.

IDENTIFICATION REFERENCE

APR 28 9 44 AM '88

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No. 85175