FORM N. WD-1

BOOK 7645 PAGE 909

STATE OF TENNESSEE
COUNTY OF DAVIDSON

FILE BOX 3

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $~~59,000.00~~

Tommy L. Coffee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE ~~6th~~ DAY OF ~~September~~, 19~~88~~

Notary Public

MY COMMISSION EXPIRES: 2-8-91

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON —25 CENTURY BOULEVARD, SUITE 405—NASHVILLE, TN 37214

NAME	ADDRESS	—
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Tommy L. Coffee (NAME)	GUARANTY TRUST COMPANY (NAME)	MAP 149-13
733 Reeves Road (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 1218 (STREET ADDRESS)	PARCEL 21
Antioch, TN 37013 (CITY) (STATE) (P.O. ZIP)	Murfreesboro, TN 37133-1218 (CITY) (STATE) (ZIP)	2DU-14704

FOR AND 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, David M. Emerson* and Sandra K. Ritenour and husband Larry E. Ritenour
*unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tommy L. Coffee and wife, Sara L. Coffee

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 Number 194, on the plan of Debra Heights, Section Two,, of record in Plat Book 3700, Page 39, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 194 fronts 75 feet on the southerly side of Reeves Road and runs back 171.88 feet on the westerly side and 162.77 feet on the easterly side to a dead line measuring 75.54 feet thereon.

Being the same property conveyed to David M. Emerson and wife, Sandra K. Emerson by deed from O. W. Cooper, Jr. and wife, Helen B. Cooper of record in Book 4096, page 580, Register's Office for said County. The said David M. Emerson and Sandra K. Emerson now being divorced. Sandra K. Emerson now being Sandra K. Ritenour.

This conveyance is subject to any and all existings easements and restrictions of record.

This conveyance is subject to Restrictive Covenants of record in Book 3949, Page 404, Register's Office for said County.

Larry E. Ritenour, husband of Sandra K. Ritenour, joins in this conveyance to convey any and all interest he may have in said property including but not limited to his marital interest.

This is unimproved ( ) improved (XX) property, known as 733 Reeves Road, Antioch, TN 37013
(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 6th day of September, 19 88

David M. Emerson

Sandra K. Ritenour

Larry E. Ritenour

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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 David M. Emerson* and Sandra K. Ritenour and husband, Larry E. Ritenour

*unmarried

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 Nashville, Tennessee, this 6th day of September

Commission expires 5-8-91

Notary Public

STATE OF TENNESSEE
COUNTY OF

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, and corporation, and that (he) / (they) as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes 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

4455 09.07 3201 03CHECK 234.20

WARRANTY DEED

FROM
David M. Emerson and Sandra K. Ritenour

TO
Tommy L. Coffee and wife, Sara L. Coffee

RETURN TO:
CUMBERLAND TITLE COMPANY, INC.
25 Century Boulevard, Suite 405
Nashville, TN 37214

EDWARD SEDDON
ATTORNEY-AT-LAW
25 Century Boulevard, Suite 405
Nashville, TN 37214

65286

IDENTIFICATION REFERENCE

SEP 7 8 11 AM '88

PHILIP Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7645 PAGE 911

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 69000.00
CON TX 227.70
PRFEE 0.50
MOFEE 6.00
TOTAL 234.20
CHECK 234.20

09/07/88 01 08:12 0001 4455

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

65286

IDENTIFICATION REFERENCE

SEP 7 8 11 AM '88

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TENN.

No. 131508