mail

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
Bank of Goodlettsville, Suite 301
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED

2847 07/07 0101 03CHECK 257.50

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Kristen Leigh Cole 100 Hasty Drive Goodlettsville, TN 37072	Same as new Owner	Map 25-14 Parcel 1 GO 18892

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, HARRIET A. COLEMAN, ROBERT L. McMURTRY, LUCY M. COLLINS, TED S. McMURTRY, JAMES R. McMURTRY and PATRICIA J. HILL, heirs of Myra McMurtry, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto KRISTEN LEIGH COLE, a single woman, hereinafter referred to as the "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in the City of Goodlettsville, Davidson County, Tennessee, being Lot No. 35 on the Plan of Section Two, Solitude Acres, part One, of record in Book 3842, page 24, Register's Office for said County.

SAID Lot No. 35, which is a corner lot, fronts 140.0 feet on the northerly margin of Dry Creek Road and Fronts 195.0 feet on the westerly margin of Haston Drive, said frontages being joined by a curve having a length of 39.27 feet and extends back 188.0 feet on the northerly line and 221.0 feet on the westerly line, to a point of intersection.

BEING the same property conveyed to Robert Barry McMurtry and wife, Myra McMurtry, by deed from Ted H. Jones and wife, Doyle Jane Jones, of record in Book 4534, page 164, Register's Office for Davidson County, Tennessee; and, the said Robert Barry McMurtry having died intestate on March 18, 1975, the property became vested in Myra McMurtry, a widow, in fee simple. And, the said Myra McMurtry having died intestate on March 19, 1989, the property became vested in Harriet A. Coleman, Robert L. McMurtry, Lucy M. Collins, Ted S. McMurtry, James R. McMurtry and Patricia J. Hill, being the only children and heirs of the said Myra McMurtry, as tenants in common, each owning a one-sixth (1/6) undivided interest.

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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, her heirs and assigns, forever.

And we, the GRANTORS, do covenant with the said GRANTEE, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. 1989 taxes which are a lien but not yet due and payable and which have been prorated between the parties and which will be paid in full by the GRANTEE, when due.

2. Subject to Restrictive Covenants of record in Book 4011, page 570, Register's Office for Davidson County, Tennessee.

3. Subject to the Plan of record in Book 3842, page 24, said Register's Office, which shows an owner's certificate, a 110-foot minimum building setback line from Dry Creek Road; a 40-foot minimum building setback line from Haston Drive and a 10-foot easement for public utility and drainage purposes along the rear and westerly lines of the said lot.

And we, the GRANTORS, do further covenant and bind ourselves, heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 29th day of June, 1989.

Harriet A. Coleman
HARRIET A. COLEMAN

Robert L. McMurtry
ROBERT L. McMURTRY

Lucy M. Collins
LUCY M. COLLINS

Ted S. McMurtry
TED S. McMURTRY

James R. McMurtry
JAMES R. McMURTRY

Patricia J. Hill
PATRICIA J. HILL

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HARRIET A. COLEMAN, ROBERT L. MCMURTRY, LUCY M. COLLINS, TED S. MCMURTRY, JAMES R. MCMURTRY and PATRICIA J. HILL, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 29th day of June, 1989.

Catherine M. Wood
NOTARY PUBLIC

My Commission Expires: May 13, 1990

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

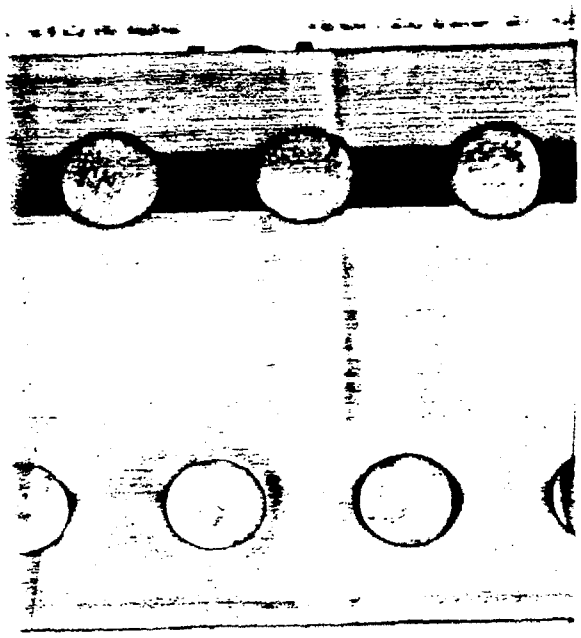
The actual consideration or value, whichever is greater, for this transfer is $75,000.00.

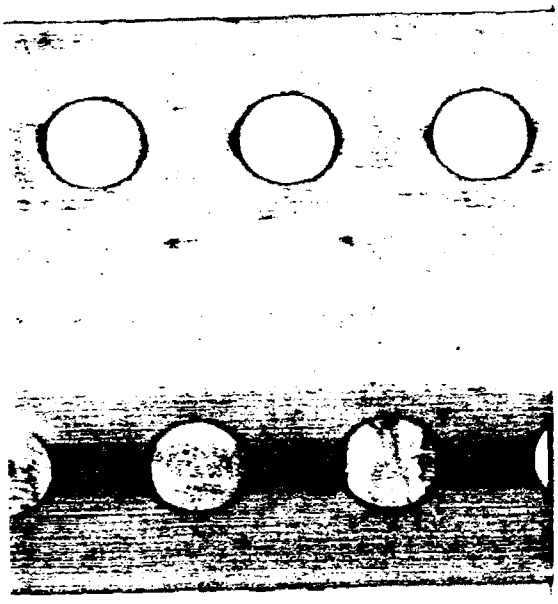
Robert Cole
Affiant

Sworn to and subscribed before me, this the 3rd day of July, 1989.

Catherine M. Wood
NOTARY PUBLIC

My Commission Expires: May 13, 1990





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

RECEIVED OF _____

FOR _____

BOOK 7883 PAGE 100

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	75000.00
			CON TX	247.50
			PRFEE	1.00
			MDEED	9.00
			TOTAL	257.50
			CHECK	257.50
07/07/89	01		08:51 0001	2847

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

47318

IDENTIFICATION REFERENCE

Jul 7 8 40 AM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 226559