BOOK 7942 PAGE 325

FILE 47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER FOR THIS TRANSFER IS $ 9,000.00
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
12th DAY OF September 89

Notary Public

MY COMMISSION EXPIRES 5-20-92
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, 101 Cumberland Avenue, Madison, Tennessee 37115

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Don Coffey	Same as New Owner	14D 22550
(NAME) c/o C & J Auto Sales	(NAME)	14-12
1016 N. First St. (ADDRESS) Nashville, TN 37207	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Jeff W. Yant, unmarried,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Don Coffey and wife, Mildred Coffey

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:

Land in Davidson County, Tennessee, being more particularly described in "EXHIBIT A" WHICH IS ATTACHED HERETO AND MADE A PART HEREOF AS FULLY AS IF COPIED HEREIN VERBATIM.

6 7 6 3 8

IDENTIFICATION REFERENCE

SEP 20 11 28 AM '89

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

6484 09/20 0101 03CHECK 39.70

Property is X, property known as 6546 Old Clarksville Highway, Joelton, Tennessee 37080
(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 my hand this 12th day of September, 19 89

Jeff W. Yant
Jeff W. Yant

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 Jeff W. Yant, unmarried,

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee this 12th day of September, 1989.

My commission expires 5-20-92

Joyce B. Bonner
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 _____ oaths, acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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

WARRANTY DEED

FROM

Jeff W. Yant

TO

Don Coffey and wife, Mildred Coffey

RETURN TO:

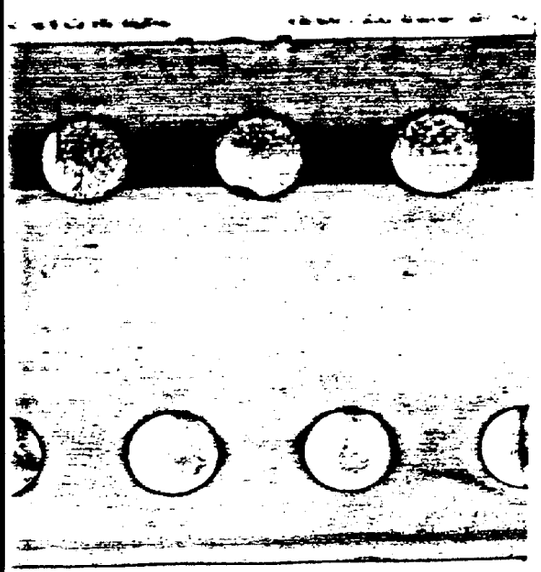
William D. Castleman
101 Cumberland Avenue
Madison, Tennessee 37115

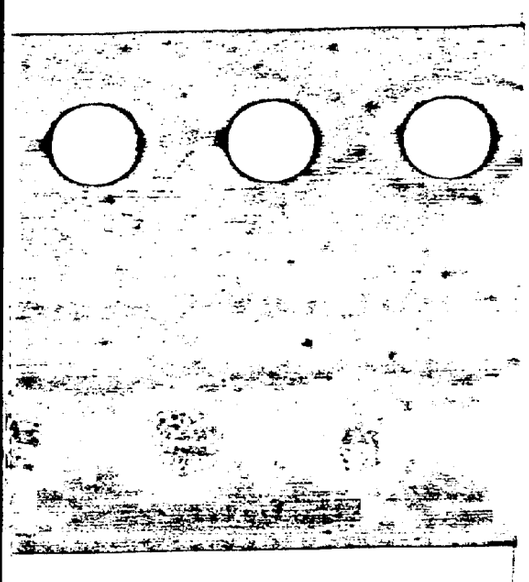
EXHIBIT "A"

6546 Clarksville Pike, Nashville, TN:
Land in the 14th, formerly the 24th, Civil District of Davidson County, Tennessee, described according to a survey made by John M. Sullivan, September 27, 1948, as follows:
Beginning at a point in the center of Old Clarksville Pike 147.7 feet west of the southwest corner of a tract of land conveyed to A. J. Williams and wife, Lula Williams, by deed from Clarence Moore of record in Book 1360, page 117, Register's Office for said County; thence with the center of the Old Clarksville Pike, North 75 degrees 51' West 117.7 feet; thence North 25 degrees 51' East 213.8 feet to the southwest corner of a tract of land conveyed to Glenn Short and wife, Mabel Short, by deed from Clarence Moore and wife, of record in Book 1585, page 431, said Register's Office; thence with Moore's southern boundary line South 56 degrees 23' East 112 feet; thence south 25 degrees 51' West 159.5 feet to the center line of Old Clarksville Pike, the point of beginning, containing .475 of an acre, more or less.

INCLUDED in the above described property but hereby EXPRESSLY EXCLUDED therefrom is the following described real property conveyed to David Sherman Krantz and wife, Patricia Ann Krantz, in Book 4985, page 6, said Register's Office:
A certain tract or parcel of land situated in the 14th Civil District of Davidson County, Tennessee, described as follows, to-wit: Beginning at an iron pin in the North edge of the Old Clarksville Road, a corner to Ernest Hill, and continuing as follows: South 75 degrees 51' East 73.04 feet to an iron pin in the edge of said road; thence North 14 degrees 56' East 108.53 feet to an iron pin; thence South 73 degrees 14' East 5.24 feet to a utility pole; thence North 17 degrees 29' East 60.76 feet to an iron pin in the line of Glenn Short; thence with Short's line North 57 degrees 19' West 49.12 feet to a post, a corner to Glenn Short in Hill's line; thence with Hill's line South 25 degrees 24' West 188.16 feet to the beginning, containing 0.24 acres as surveyed by H-K & Associates, dated December 8, 1975.

Being the same property conveyed to Jeff W. Yant by deed from Elliott Wallace et als, of record in Book 7149, page 222, Register's Office for Davidson County, Tennessee.





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

RECEIVED OF _____

FOR _____

BOOK 7942 PAGE 328

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	9000.00
CON TX	29.70
PRFEE	1.00
WDEED	9.00
TOTAL	39.70
CHECK	39.70

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/20/89 01 11:29 0001 6484

67638

IDENTIFICATION REFERENCE

SEP 20 11 28 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 250458