BOOK 8185 PAGE 691

PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157

W & I Ref. (jcb (Title No: 30379)

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 57,000.00

Julia R Coale
Affiant

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Sworn to and subscribed before me this 30th day of August, 1990.

Christy Wilkinsey
Notary Public

My Comm. Expires: Oct 9, 1991

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS
J. Matthew Coale	Deposit Guaranty Mortgage Co.	119-10-057
2713 Druid Drive	P. O. Box 1193	06DA 34081
Nashville, TN 37210	Jackson, MS 39215-1193	

WARRANTY DEED

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, the undersigned **James P. VanHaneghan and spouse, Abigail Baxter,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **J. Matthew Coale and spouse, Julia R. Coale,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND In Davidson County, Tennessee, being Lot No. 1 on the plan of A.S. Johnson's Subdivision, of record in Book 1835, page 106, Register's Office for said County.

SAID Lot No. 1 fronts 46.4 feet, on the northerly margin of Druid Drive and extending in the same direction an additional 77.7 feet, for a total distance of 124.1 feet and extends back 200 feet on the westerly line and 195 feet on the easterly line to a dead line in the rear, measuring 103.9 feet thereon.

BEING the same property conveyed to James P. VanHaneghan and wife, Abigail Baxter by deed from Mildred T. Harper, unmarried, of record in Book 7023, page 806, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

It is understood and agreed that part of the consideration for the transfer of the described property is the agreement of the Grantee to assume the unpaid principal balance of a note secured by a first mortgage deed of trust to Bailey Mortgage Company, of record in Book 7023, Page 810, said Register's Office; and that the escrow account held by the mortgagee in connection with said loan is hereby transferred to the said Grantee.

5366 0. IDENTIFICATION REFERENCE Aug 30 1 59 PM '90 FELIX Z WILSON JR REGISTER DAVIDSON COUNTY TENN

4954 08/30 0101 03CHECK 195.10

This is improved property, known as: 2713 Druid Drive, Nashville, TN 37210

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.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

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.

WITNESS THE EXECUTION HEREOF this 30th day of August, 1990.

James P. VanHaneghan

Abigail Baxter

James P. VanHaneghan

Abigail Baxter

State of Tennessee
County of Davidson

CHRISTY WILKINSEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

On this 30th day of August, 1990, before me the undersigned authority, personally appeared James P. VanHaneghan and Abigail Baxter, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

My Commission Expires: Oct 9, 1991

Christy Wilkinsey
Notary Public

W & I: 12/89

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8185 PAGE 692

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 57000.00
CON TX 188.10
PRFEE 1.00
WDEED 6.00
TOTAL 195.10
CHECK 195.10

08/30/90 01 14:02 0001 4954

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

53660

IDENTIFI REFFERENCE

AUG 30 1 59 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 351332