R-98 O

73-6
PAR. 4

THIS INSTRUMENT PREPARED BY:
SHELTON HATCHER, ATTORNEY
311 EAST MAIN STREET
HENDERSONVILLE, TENNESSEE 37075
TN SUPREME COURT NO. 2657

MAP/GROUP/PARCEL
073-06 O 004.00

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NEW OWNER'S ADDRESS:
Tyree General Contractors
3815 Moss Rose Drive
Nashville, Tennessee 37216

SEND TAX BILLS TO:
Tyree General Contractors
8673 Cedar Grove Rd -
Cross Plains, TN 37095

9795 12/17 0101 03CHECK 231.40

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, we, Joe T. Coleman, Sr. and wife, Mary M. Coleman, hereinafter called Grantors, do hereby transfer and convey unto Thomas V. Tyree and Jackie Tyree d/b/a Tyree General Contractors, their heirs and assigns, hereinafter called Grantees, property described as follows:

> Land in Davidson County Tennessee, being Lot No. 4 on the Plan of Riverwood Terrace Second Addition, as of record in Book 2083, Page 39, Register's Office of Sumner County. Saaid Lot No. 4 fronts 118.87 feet on the westerly side of Moss Rose Drive and runs back 349.14 feet on the north line and 330.13 feet on the south line to a dead line in the rear, which is a broken line, measuring 125.25 feet.
>
> Being the same property conveyed to Thomas V. Tyree and Jackie Tyree d/b/a Tyree General Contractors by deed from Joe T. Coleman and wife, Mary M. Coleman of record in Book 3670, Page 255, Register's Office of Davidson County, Tennessee.
>
> BEING the same property conveyed to grantors by Deed of Record in Book 3670, Page 255, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantors covenant with grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Joe T. Coleman

Joe T. Coleman

Mary M. Coleman

Mary M. Coleman

IDENTIF. TREFERENCE

79951

DEC 17 10 44 AM '90

FELIX P. DAVIDSON CLERK
DAVIDSON COUNTY TN.

STATE OF TENNESSEE
COUNTY OF SUMNER

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PERSONALLY appeared before me, the undersigned authority, Joe T. Coleman and wife, Mary M. Coleman, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as their free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 7th day of December, 1990.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
2-1-94

SHELTON HATCHER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $68,000.00.

AFFIANT

Sworn to and subscribed before me, this the 7 day of Dec, 1990.

NOTARY PUBLIC

My Commission Expires:
2-1-94

SHELTON HATCHER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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 68000.00
CON TX 224.40
PRFEE 1.00
WDEED 6.00
TOTAL 231.40
CHECK 231.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/17/90 01 10:43 0001 9795

79951

IDENTIF. TREFERENCE

DEC 17 10 44 AM '90

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY TN.

No. 382211