80X35

#262976

This Instrument Prepared By:
Stokes & Bartholomew, P.A.
424 Church Street
Suite 2800
Nashville, Tennessee 37219

Map 42-16
Parcels 104 and 105

BOOK 8312 PAGE 607

Address New Owner/
Send Tax Bills to:
Ellen Robertson Christianson
103 Cantrell Square
Nashville, Tennessee 37215

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, A.J. COLEMAN, R.L. COLEMAN (being one and the same person as Ronald Coleman), MADELIENE C. Coleman ~~(formerly COLEMAN)~~, and RONALD COLEMAN, TRUSTEE OF THE COLEMAN CHILDREN'S TRUST (hereinafter collectively the "GRANTOR"), have bargained and sold, and by these presents do hereby transfer, assign and convey unto ELLEN ROBERTSON CHRISTIANSON (hereinafter the "GRANTEE"), her heirs and assigns, all those certain tracts or parcels of land in Madison, Davidson County, Tennessee, described on Exhibit A, attached hereto and incorporated herein by reference (the "Land").

TO HAVE AND TO HOLD the Land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, and GRANTEE'S heirs and assigns, forever; and GRANTOR covenants with the said GRANTEE that GRANTOR is lawfully seized and possessed of said property in fee simple, has a good right to convey it, and the same is unencumbered, except for the matters set forth on Exhibit B, attached hereto and incorporated herein by reference; and GRANTOR further covenants and binds themselves, and their heirs, successors and assigns, to warrant and forever defend the title to said property to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

Edith Coleman, spouse of A.J. Coleman, joins herein for the purpose of conveying any and all right, title and interest she may have in the Land by virtue of the marital relationship.

Anna G. Coleman, spouse of R.L. Coleman, joins herein for the purpose of conveying any and all right, title and interest she may have in the Land by virtue of the marital relationship.

~~_____~~, spouse of Madeliene C. _____ (formerly Coleman) ~~joins herein for the purpose of conveying any and all right, title and interest he may have in the Land by virtue of the~~ marital relationship.

R.L. Coleman and Ronald Coleman, individually and as Trustee, are one and the same person.

IN WITNESS WHEREOF, the GRANTOR has caused this General Warranty Deed to be executed this 7th day of March, 1991.

A.J. COLEMAN

EDITH COLEMAN

R.L. COLEMAN, being one and the same person as RONALD COLEMAN

ANNA G. COLEMAN

MADELIENE C. COLEMAN
~~(formerly Coleman)~~

~~Spouse of Madeliene C. _____
(formerly Coleman)~~

THE COLEMAN CHILDREN'S TRUST

BY: _____
Ronald Coleman, Trustee

STATE OF TENNESSEE )
COUNTY OF Davidson )

Personally appeared before me, the undersigned, a Notary Public of said county and state, A.J. Coleman, 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, at office, this 7 day of March, 1991.

Edna M. Lockridge
Notary Public

My Commission Expires: My Commission Expires Jan. 22, 1995

STATE OF TENNESSEE )
COUNTY OF Davidson )

Personally appeared before me, the undersigned, a Notary Public of said county and state, Edith Coleman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7 day of March, 1991.

Edna M. Lockridge
Notary Public

My Commission Expires: My Commission Expires Jan. 22, 1995

STATE OF TENNESSEE )
COUNTY OF Davidson )

Personally appeared before me, the undersigned, a Notary Public of said county and state, R.L. Coleman, being one and the same person as Ronald Coleman, 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, at office, this 7 day of March, 1991.

Edna M. Lockridge
Notary Public

My Commission Expires: My Commission Expires Jan. 22, 1995

STATE OF TENNESSEE )
COUNTY OF Davidson )

Personally appeared before me, the undersigned, a Notary Public of said county and state, Anna G. Coleman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7 day of March, 1991.

Edna M. Lockridge
Notary Public

My Commission Expires: My Commission Expires Jan. 22, 1995

STATE OF Tennessee )
COUNTY OF Davidson )

Personally appeared before me, the undersigned, a Notary Public of said county and state, Madeliene C. COLEMAN ~~(formerly Coleman)~~, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7 day of March, 1991.

Edna M. Lockridge
Notary Public

My Commission Expires: My Commission Expires Jan. 22, 1995

STATE OF _____ )
COUNTY OF _____ )

Personally appeared before me, the undersigned, a Notary Public of said county and state, _____, 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, at office, this ___ day of _____, 1991.

_____
Notary Public

My Commission Expires: _____

STATE OF TENNESSEE )
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public of said county and state, Ronald Coleman, 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, and who further acknowledged that he is the Trustee of The Coleman Children's Trust, the maker, and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 7 day of March, 1991.

Edna M. Lockridge
Notary Public

My Commission Expires: My Commission Expires Jan. 22, 1995

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $225,000.00.

Ronald V Coleman
AFFIANT

Subscribed and sworn to before me
this 7 day of March, 1991.

Edna M. Lockridge
Notary Public

My Commission Expires: My Commission Expires Jan. 22, 1995

EXHIBIT A

Being a parcel of land in Madison, Second Civil District, Ninth Councilmanic District, Davidson County, Tennessee, located on the westerly margin of Gallatin Pike, south of Old Hickory Boulevard and being more particularly described as follows:

BEGINNING, at a point in the westerly margin of Gallatin Pike, said point being approximately 186 feet southwesterly of the southerly margin of Old Hickory Boulevard, said point also being the southeast corner of the Daisye S. Ramsay property as of record in Book 4912, page 188, Register's Office, Davidson County, Tennessee;

THENCE, with said margin of Gallatin Pike, S 01° 14' 53" W, 149.81 feet to an iron pin, being a corner to Lot No. 1, shown on the revision of the Kroger-Super X Shopping Center property-Madison, Tennessee, of record in Book 5800, page 373, R.O.D.C.;

THENCE, leaving said margin of Gallatin Pike with the boundary of said Lot No. 1, N 87° 49' 41" W, 139.74 feet to an iron pin;

THENCE, continuing with said boundary to Lot No. 1, N 01° 12' 42" E, 129.85 feet to an iron pin, the southwest corner to said Daisye S. Ramsay;

THENCE, with Ramsay's southerly boundary N 84° 01' 52" E, 140.92 feet to the westerly margin of said Gallatin Pike, the point of beginning.

Containing 19,543 square feet or 0.45 acres, more or less, and described according to a survey, dated January 25, 1991, as revised January 28, 1991, and as further revised February 26, 1991, by Barge, Waggoner, Sumner & Cannon, Inc., by Wendell H. Talley, Sr., Tennessee Registered Land Surveyor No. 785, 162 Third Avenue North, Nashville, Tennessee 37201, File No. 12426.

Being part of the same property conveyed to A.J. Coleman and R.L. Coleman by deed from Douglas L. Smith and wife, Mary E. Smith, of record in Book 2965, page 29, Register's Office for Davidson County, Tennessee; and being the same property conveyed to A.J. Coleman and R. L. Coleman by deed from E.F. Smith and D.L. Smith of record in Book 3032, page 295, Register's Office for Davidson County, Tennessee; and being part of the same property conveyed to R.L. Coleman and former wife, Madeliene C. Coleman, by deed from A.J. Coleman and wife, Edith Coleman, of record in Book 3870, page 883, in said Register's Office; and being part of the same property conveyed to Ronald Coleman and Ronald Coleman, Trustee of The Coleman Children's Trust, by Deed of Correction from A.J. Coleman and wife, Edith Coleman, of record in Book 5851, page 25, in said Register's Office.

This is improved property, known as 130 Gallatin Road, Madison, Tennessee 37115.

EXHIBIT B

1. Taxes for 1991, which have been prorated and are assumed by the Grantee.

2. All matters shown on survey, dated January 25, 1991, as revised January 28, 1991, and as further revised on February 26, 1991, by Barge, Waggoner, Sumner & Cannon, File No. 12426.

3. Easement for sanitary sewer and/or storm drainage of record in Book 3339, page 402, Register's Office for Davidson County, Tennessee.

4. Easement for sanitary sewer and/or storm drainage of record in Book 3339, page 406, Register's Office for Davidson County, Tennessee.

5. Easement to Southern Bell Telephone & Telegraph Company of record in Book 924, page 414, in said Register's Office.

4838 03/19 0101 03CHECK 764.50

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IDENTIF. REFERENCE

**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 8312 PAGE 614

| | | |
|---|---|---|
| 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 225000.00
CON TX 742.50
PRFEE 1.00
WDEED 21.00
TOTAL 764.50
CHECK 764.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0429 0001 4838

00239

IDENTIF. REFERENCE

Mar 19 3 29 PM '91

DAVIDSON COUNTY TN

No. 405596