Mail BOOK 8107 PAGE 502 261

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney At Law
Bank of Goodlettsville, Suite 201
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

RE-RECORD BOOK 8346 PAGE 241

WARRANTY DEED

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Walter B. Coleman, et ux 660 Grayland Dr. Madison, Tn. 37115	Same as New Owner	Map 42-1 Parcel 14 Field Book No. 11D 42416

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, E. MARIE GARRETT, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto WALTER B. ~~COLE~~ and wife, HARRIETT D. COLEMAN, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit: COLEMAN WBC HDC

Land in the 11th Civil District of Davidson County, Tennessee being Lot No. 15 on the Plan of Ozark Hills, as of record in Book 3700, page 20, Register's Office for said County.

Said Lot No. 15 being a corner lot bounded on the west by Curtis Drive and on the south by Nesbitt Drive fronting 172 feet on Curtis Drive southerly to a monument thence 38.4 feet around the curve of Nesbitt and Curtis Drive to a monument, thence easterly 160 feet to a point; thence northerly 208.5 feet to a monument; thence easterly 211 feet to the point of beginning.

Being the same property conveyed to E. Marie Garrett by deed from Dale M. Garrett and wife, E. Marie Garrett, of record in Book 6034, page 801, Register's Office for Davidson County, Tennessee.

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 I, the GRANTOR, do covenant with the said GRANTEES, that I am 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. Taxes for the year 1990, which are a lien, but not yet due and payable, and which will be paid in full by the GRANTEES without proration, when they become due.

2. Easements for utilities serving the property.

3. Subdivision restrictions of record in Book 3920, page 37, Register's Office for Davidson County, Tennessee.

4. Building setback lines, easements and other matters shown on the plan of record in Book 3700, page 20, Register's Office for Davidson County, Tennessee.

And I, the GRANTOR, do further covenant and bind myself, my 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.

DALE M. GARRETT, spouse of E. MARIE GARRETT, joins in this conveyance to convey any and all right, title or interest which he may have in and to the real property described herein, marital or otherwise.

WITNESS our hands on this the 7th day of May, 1990.

Walter B. Coleman
WALTER B. COLEMAN

E. Marie Garrett
E. MARIE GARRETT

Harriett D. Coleman
HARRIETT D. COLEMAN

Dale M. Garrett
DALE M. GARRETT

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, E. MARIE GARRETT and husband, DALE M. GARRETT, and WALTER B. COLEMAN and wife, HARRIETT D. COLEMAN, 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 7th day of May, 1990.

Kathy Burnett White
NOTARY PUBLIC

My Commission Expires: 12/29/93

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $35,000.00.

Walter B. Coleman
Affiant

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

Kathy Burnett White
NOTARY PUBLIC

My Commission Expires: 12/29/93

RE-RECORD
12203
IDENTIFICATION REFERENCE
MAY 6 3 43 PM '91
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

25644
IDENTIFICATION REFERENCE
MAY 11 11 15 AM '90
FELIX Z WILSON REGISTER
DAVIDSON COUNTY TN.

9712 05/06/90 0:10 DEED

This instrument is being re-recorded to correctly show the name of the Grantees as Walter B. Coleman and not Walter B. Cole.

6-00