Prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center, #105
Nashville TN 37238-0105
265258
~~Box 35~~

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John Kelly Coleman (NAME)	(NAME)	Map 130-5
129 Taggart Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 97
Nashville, TN 37205 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100---------- ----------($10.00)----------*Dollars,*

cash in hand paid by the Grantee(s), and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged,

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BRYAN HULKER

have this day bargained and sold, and do hereby transfer and convey unto the said JOHN KELLY COLEMAN

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 10 of Block F on the 2nd revised plan of Highlands of Bellemeade No. 2, Block E, F, G, H and K, of record in Book 1130, pages 71 and 72, Register's Office for said County.

Said Lot No. 10 of Block F fronts 105 feet on the southwesterly margin of Taggart Ave. and extends back between parallel lines 200 feet to a dead line, together with as an appurtenance thereto the rights contained in the limited access easement of record in Book 5983, page 725, said Register's Office.

Being the same property conveyed to Bryan Hulker, a single person, by deed from Robert D. Quarles and spouse, Linda Quarles, of record in Book 8453, page 190, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 114,250.00

Subscribed and sworn to before me this the 18th *day of* March *19* 92

Affiant

My commission expires: _____ *(Affix Seal)*

Notary Public

This is improved (X) unimproved ( ) property, known as 129 Taggart Avenue, Nashville TN 37205 *(House Number) (Street) P.O. Address (City or Town)*

TO HAVE AND TO HOLD said real estate with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as shown on reverse hereof.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons

Whenever 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 our hands this 14th *day of* February *19*92*, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Bryan Hulker
BRYAN HULKER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me Joan H. Burk, *a Notary Public in and for said County and State* Davidson, Tennessee

BRYAN HULKER

the within named 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 Nashville, *Tennessee, this* 14th *day of* February, *19*92

Commission expires July 24, 1993 Joan H. Burk *Notary Public*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public of the State and County aforesaid, personally appeared* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____*self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____*he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____*self as* _____

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19*____.

_____*Notary Public*

Commission expires _____

Encumbrances:

Matters shown on the Plan of record in Book 1130, pages 71 and 72, Register's Office for Davidson County, Tennessee, which shows a 50 foot minimum building setback line from Taggart Avenue, and a 10 foot public utility easement along the rear line of said lot.

WARRANTY DEED

FROM

TO

429.54 6520 04/02 0101 03CHECK

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

IDENTIFI REFERENCE

19185

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 TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 114250.00
CON TX 422.54
PRFEE 1.00
WDEED 6.00
TOTAL 429.54
CHECK 429.54

04/02/92 01 10:42 0001 6520

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98116

IDENTIFI REFERENCE

APR 2 10 43 AM '92

DAVIDSON COUNTY, TN

No. 517422