BOOK 8903 PAGE 444

05491

This Instrument Prepared By:
Mark A. Rosser, Attorney
Suite 240, 620 Market Street
Knoxville, Tennessee 37902

[illegible] 0191 03D-REC 413.00

IDENTIFICATION REFERENCE

WARRANTY DEED

APR 1 12 40 PM '93
CELIA Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

THIS INDENTURE, made this 5TH day of March, 1993, between

CYNTHIA COLEMAN STANDARD, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF BETTY R. COLEMAN,

First Party, and

A.E. FINLEY & ASSOCIATES OF TENNESSEE, INC., PICK-UP

Second Party,

WITNESSETH: that said First Party, for and in consideration of the sum of TEN DOLLARS ($10.00) cash and other good and valuable considerations to them in hand paid by Second Party, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed and does hereby grant, bargain, sell and convey unto the said Second Party all of her one-third undivided interest in the following described premises:

SITUATED in District Six (6) of Davidson County, Tennessee, and being known and designated as Lot No. 4 in the Grayson Industrial Park as shown by plat of record in Plat Book 3842, page 131, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at an iron pin in the Eastern right of way line of Foster Avenue, said iron pin located at the intersection of the former Southern right of way line of the Louisville and Ashville Railroad Company with the Eastern right of way line of Foster Avenue, and now designating the common corner with property of B.R. Chapman as set forth in Deed Book 7930, page 754; thence leaving Foster Avenue North 69 deg. 22 min. 00 sec. East, 45.57 feet to an iron pin; thence North 87 deg. 20 min. 39 sec. East, 309.47 feet to an iron pin; thence South 2 deg. 39 min. 00 sec. West, 342.90 feet to an iron pin; thence North 87 deg. 21 min. 00 sec. West, 350 feet to an iron pin in the Eastern right of way line of Foster Avenue; thence along the Eastern right of way line of Foster Avenue, North 2 deg. 39 min. 00 sec. East, 296.27 feet to an iron pin, the point of BEGINNING, according to survey of H & H Land Surveying, Inc. dated February 10, 1993, and bearing job no. 93-022.

This being the same property wherein a one-third undivided interest was conveyed to Robert W. Coleman and wife, Betty R. Coleman pursuant to deeds of record in Deed Book 4122, pages 155 and 289, in the Register's Office for Davidson County, Tennessee. Robert W. Coleman died in 1970, leaving Betty R. Coleman as the surviving tenant by the entirety. Betty R. Coleman died testate in Escambia County, Florida on December 8, 1991, leaving a Will designating First Party as her Personal Representative with power of sale. See Affidavit recorded forthwith accompanied by a certified copy of said Will and Letters of Administration of First Party.

This property bears Tax Identification No: 106-6-076 and 085.

TOGETHER with the hereditaments and appurtenances thereto appertaining releasing all claims therein.

TO HAVE AND TO HOLD the said premises to the said Second Party in fee simple forever.

AND said First Party for herself, and for her heirs, successors in interest and assigns does hereby covenant with the said Second Party, its successors and assigns, that she is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same and that said premises are free from all encumbrances except items as shown on the aforementioned map, 1993 Davidson County property taxes and that lease of record in Book 4194, page 925, and that she will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

In this instrument in every case the plural shall include the singular and vice-versa and each gender the others.

IN WITNESS WHEREOF, this instrument has been executed on the day and year first above written.

Cynthia Coleman Standard

CYNTHIA COLEMAN STANDARD
Personal Representative of
the Estate of Betty R. Coleman

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT No. 5193

State of California
County of Stanislaus

On 3/8/93 (DATE) before me, Cameron A. Curtis, Notary Public (NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"),

personally appeared * * * *Cynthia Coleman Standard* * * * * (NAME(S) OF SIGNER(S)),

☐ personally known to me - OR - ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity(~~ies~~), and that by ~~his/her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

CAMERON A. CURTIS
COMM. #997060
NOTARY PUBLIC-CALIFORNIA
STANISLAUS COUNTY
My Comm. Expires June 10, 1996

WITNESS my hand and official seal.

Cameron A. Curtis
SIGNATURE OF NOTARY

OPTIONAL SECTION
CAPACITY CLAIMED BY SIGNER
Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the document.

☐ INDIVIDUAL
☐ CORPORATE OFFICER(S) _____ TITLE(S)
☐ PARTNER(S) ☐ LIMITED ☐ GENERAL
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER: _____

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

OPTIONAL SECTION
THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT:
Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

TITLE OR TYPE OF DOCUMENT Affidavit of Personal Representative
NUMBER OF PAGES 3 DATE OF DOCUMENT 3/8/93
SIGNER(S) OTHER THAN NAMED ABOVE none

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RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $110,000.00.

Ted C. Bates
AFFIANT

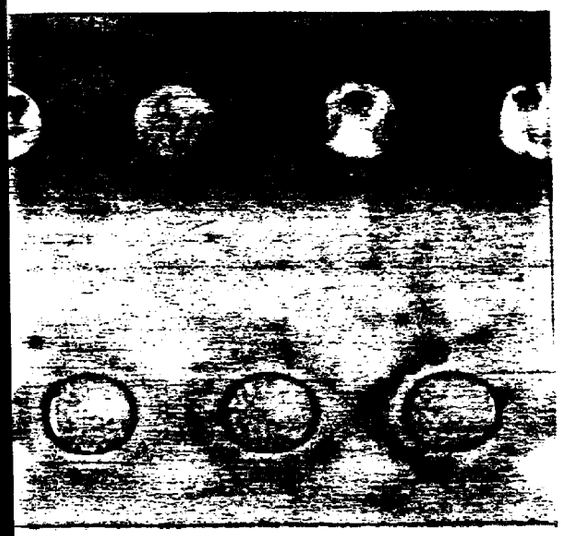
Subscribed and sworn to before me this 31st day of March, 1993.

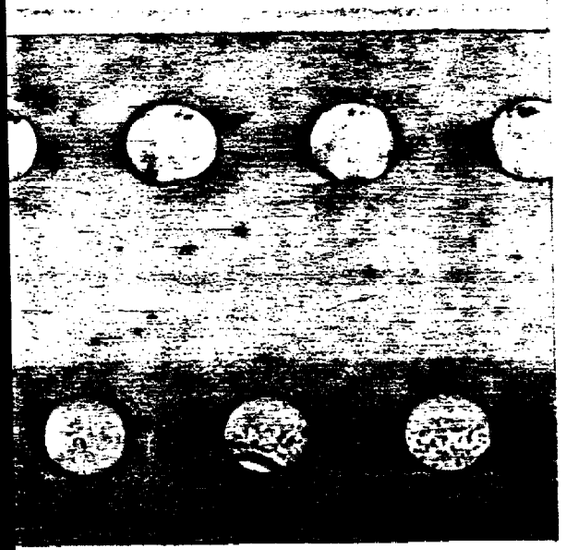
NOTARY PUBLIC
AT LARGE

COMMISSION EXPIRATION DATE

Name and address of property owner:
A.E. Finley & Associates of Tennessee, Inc.
Post Office Box 22640
Knoxville, Tennessee 37933

TAX $8.15





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	
				110000.00
			CON TX	407.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	416.00
			CHECK	416.00
04/01/93		01	12:39 0001	0870

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05.49.1:

IDENTIFY REFERENCE!

APR 1 12 00 PM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 635686