Box 44

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PREPARED BY (AND RETURN TO):
**WILKINS & IVEY,** Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (ljh) (Title No: 32974)
Dav. Co. File: Box 8

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

**State of Tennessee**
**County of Davidson**
The actual consideration or value, whichever is greater, for this transfer is: $ 685000.00

Affiant

Sworn and subscribed before me this 15th day of June, 1993.

Notary Public

My Comm. Expires: 7/27/96

| ADDRESS NEW OWNER: | RESPONSIBLE FOR PAYMENT OF TAXES: | MAP-PARCEL NUMBERS |
|---|---|---|
| Terry R. Allen<br>Suzanne S. Allen<br>2009 Sunset Hills Terrace<br>Nashville, TN 37215 | SAME | 145-00-131 |

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William T. Coker and spouse, Patricia Coker,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Terry R. Allen and spouse, Suzanne S. Allen,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 7 on the plan of 2002 Tyne, of record in Book 6900, page 298, Register's Office for said County.

Said Lot No. 7 fronts 257.20 feet on the northerly margin of Sunset Hills Terrace 253.26 feet on the easterly line and 354.14 feet on the westerly line to a dead line in the rear, fronting on the southerly margin of Laura Hill Drive and measuring 352.50 feet thereon.

Being a portion of the property conveyed to William T. Coker and wife Patricia Coker by deed from The Zeitlin Group, a joint venture composed of Martin Construction Company, of record in Book 7387, page 17, Register's Office for Davidson County, Tennessee.

**Description Reference:** The description is the same as that used in the last deed prior to this transaction..

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

Subject to Restrictive Covenants of record in Book 7341, page 704, said Register' Office.

Subject to a 20 foot sanitary sewer easement across the southeasterly corner of said lot with an 8-inch sewer line and manhole lying therein as conveyed to the Metropolitan Government by instrument of record in Book 6447, page 746, and as shown on said plat.

Subject to an easement for drainage purposes of varied width across the southeasterly corner of said lot.

**This is improved property, known as:** 2009 Sunset Hills Terrace, Nashville, TN 37215

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 11th day of June, 1993.

**William T. Coker** **Patricia Coker**

**State of Tennessee**
**County of Davidson**

On this 11th day of June, 1993, before me the undersigned authority, personally appeared **William T. Coker** and **Patricia Coker,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 7/27/96

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

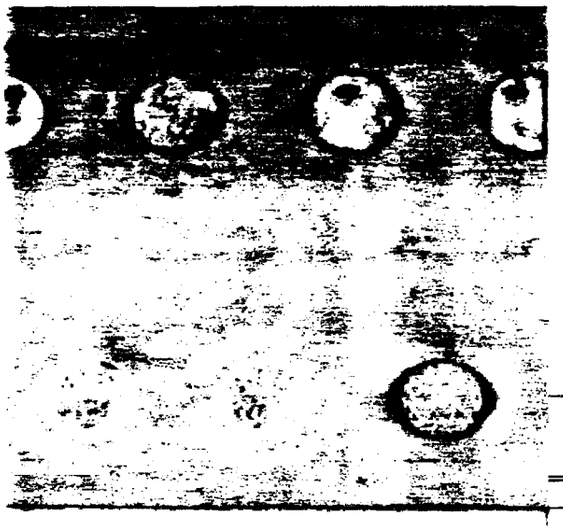
3.0 7.4 4.

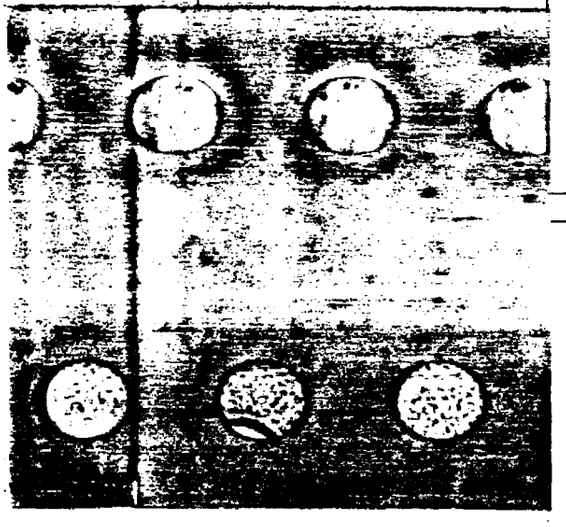
IDENTIFICATION REFERENCE

JUN 16 10 08 AM '93

JOHN Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

7992 06/16 0101 03CHECK 2543.50





**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 685000.00
CON TX 2534.50
PRFEE 1.00
[illegible]NK 8.00
TOTAL 2543.50
CHECK 2543.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3.0744

IDENTIFI REFERENCE

JUN 16 10 08 AM '93

06/16/93 01 10:08 0001 7992

FELIX Z. WILSON II REGIST
DAVIDSON COUNTY, TN

No. 663263