7-94-25424

41

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 10,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF July, 1994

Notary Public

MY COMMISSION EXPIRES My Commission Expires MAY 23, 1998

NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

THIS INSTRUMENT WAS PREPARED BY
LAWYERS TITLE INSURANCE CORPORATION
424 Church Street, Suite 200, Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Paulette Coleman (NAME)	Suncoast Savings and Loan Ass'n, FSA (NAME)	155-8A-25
6205 Willow Oak Drive (STREET ADDRESS OR ROUTE NUMBER)	4000 Hollywood Blvd., Suite 400 N (STREET ADDRESS)	
Nashville, Tennessee 37221 (CITY) (STATE) (P.O. ZIP)	Hollywood, Florida 33021 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Lonnie Dale Albi and Cheryl A. McCormick, husband and wife,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Paulette Coleman, unmarried,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT

LAND in Davidson County, Tennessee, being Lot No. 25, on the Plan of Poplar Creek Estates, Phase 1, as shown on plat of record in Plat Book 6250, page 647, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Lonnie Dale Albi and Cheryl A. McCormick, by Deed of Record in Book 7341, page 613, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 1994; Charter of Poplar Creek Estates Homeowner's Association, Inc., of record in Book 7120, page 125; Restrictions as contained in Book 5349, page 921; Restrictions as contained in Book 6474, page 346 and Book 6474, page 354, as amended in Book 6486, page 587 and Book 6486, page 588; Restrictions and easements as contained in Book 6804, page 536; Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 6662, page 433, amended in Book 6987, page 966, Book 7270, page 648 and Book 7964, page 33, and in any allied instrument(s) referred to in said restrictions; Storm Water Detention Agreement of record in Book 6613, page 705; Easement(s) to Harpeth Valley Utilities District, as set forth in instrument recorded in Book 6613, page 533; All matters shown on Plat recorded in Book 6250, page 647 with Surveyors Certificate of Correction of record in Book 7360, page 661; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ( ) This is improved (X) property, known as 6205 Willow Oak Drive (House Number) (Street) Nashville, Tennessee 37221 (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our 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. 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 hand(s) this 27th day of July, 1994

Lonnie Dale Albi

Cheryl A. McCormick

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, Elaine Gwinn Smith, a Notary Public in and for said County and State, the within named Lonnie Dale Albi and Cheryl A. McCormick

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 27th day of July, A.D. 19 94

Commission expires _____

ELAINE GWINN SMITH NOTARY LARGE DAVIDSON CO. TENN.

Notary Public

STATE OF TENNESSEE
COUNTY OF

My Commission Expires MAY 23, 1998

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19_____.

Commission expires _____

Notary Public

WARRANTY DEED

FROM

Lonnie Dale Albi and wife, Cheryl A. McCormick

TO

Paulette Coleman

Furnished by:

LAWYERS TITLE INSURANCE CORPORATION
Third National Financial Center
424 Church Street, Suite 200 (37219-2302)
P.O. Box 198787 (37219-8787)
Nashville, Tennessee
Tele: 615-244-0678

96 AUG -3 AM 8:37

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

3938 08/03 0101 03CHECK 564.00

77587



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

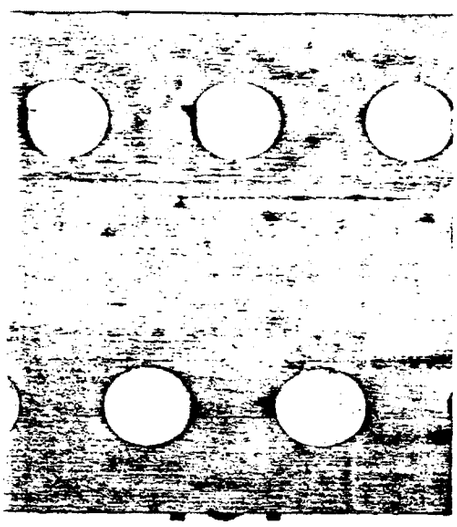
RECEIVED OF _____

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 150000.00
CON TX 555.00
PRFEE 1.00
WDEED 8.00
TOTAL 564.00
CHECK 564.00

08/03/94 01 08:37 0001 3938
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

77587
IDENTIF. # REFERENCE

94 AUG -3 AM 8:37
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 820457