0066775

IDENTIF. ↑ REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

95 JUN -5 AM 10: 17

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

W & I Ref: (kd) Title No: 36514
Dav. Co. File: Box 8

BOOK 9690 PG 777

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Linda Diane Coleman 2511 Fairfax Avenue Nashville, TN 37212	PNC Mortgage Corp. of America P. O. Box 8111 Vernon Hills, Illinois 60061

TAX MAP-PARCEL NUMBERS: 104-11-145

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 **Kirk Waite, Trustee,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Linda Diane Coleman, a single person,** 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. 13 on the Map of Bransford Realty Company's Subdivision of the Edgar Jones Homeplace, of record in Book 421, page 7, Register's Office for said County.

SAID Lot No. 13 fronts 60 feet on the southerly margin of Fairfax Avenue, formerly Jones Avenue and extends back between parallel lines 185 feet to an alley.

TOGETHER with that certain easement for driveway purposes as granted in Book 5149, page 613, said Register's Office.

BEING the same property conveyed to Kirk Waite, Trustee, by deed from Florine Clark, a/k/a Florence G. Clark, widow, of record in Book 9589, page 754, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This is improved property, known as: 2511 Fairfax Avenue, Nashville, TN 37212

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.

TRUSTEE REPRESENTS AND WARRANTS that the sale and conveyance of the property described herein is within the scope of Trustee's authority and that no consent to sale or joinder in the document of sale or conveyance by my beneficiary is required under the terms of the Trust.

WITNESS THE EXECUTION HEREOF this 1st day of June, 1995.

Kirk C. Waite, Jr.

Kirk Waite, Trustee

BOOK 9690 PG 778

State of Tennessee
County of Davidson

On this 1st day of June, 1995, before me the undersigned authority, personally appeared **Kirk Waite, Trustee**, 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.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

My Commission Expires: _____ Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 126000.00

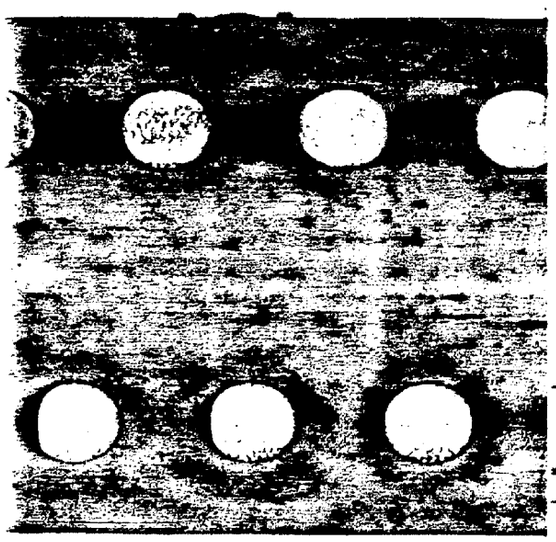
Linda Diane Coleman
Affiant

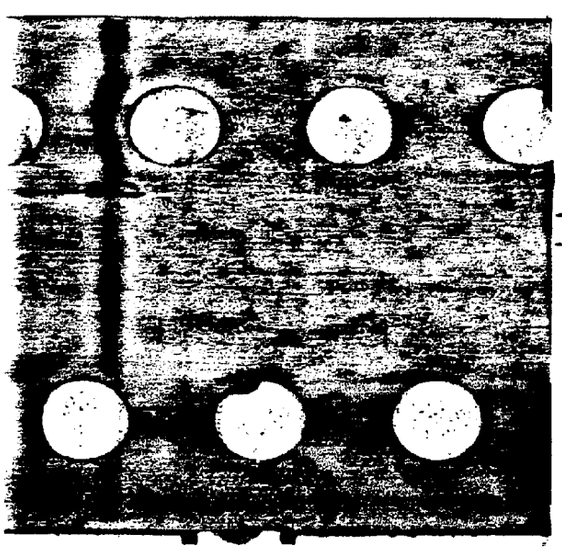
Sworn and subscribed before me on the 1st day of June, 1995.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

My Commission Expires: _____ Notary Public

7587 06/05 0101 03CHECK 475.20





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9690 PG 779

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	
				126000.00
			CON TX	466.20
			PRFEE	1.00
			WDEED	8.00
			TOTAL	475.20
			CHECK	475.20
06/05/95	01		10:17 0001	7587

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0066775
IDENTIF. # REFERENCE

95 JUN -5 AM 10: 17

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 916882