BOOK 9805 PG 380

This Instrument Prepared by:

GLENN S. MACBETH
ATTORNEY AT LAW
SUITE 12 LINCOLN SQUARE
1535 WEST NORTHFIELD BOULEVARD
MURFREESBORO, TENNESSEE 37129

NAME AND ADDRESS OF NEW OWNERS:

Mildred Coger
7242 Tolbert Road
Nashville, TN 37209

SEND TAX BILLS TO: Same

PICK-UP

95 SEP 25 PM 12:23
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0104720
IDENTIFICATION REFERENCE

WARRANTY DEED

(Map/Parcel No. 114-00-0/199.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **Dorothy L. Wells, Mary H. Godfrey, and Clarence E. Carpenter, Jr., heirs of Mary Carpenter, a deceased widow,** have bargained and sold and do hereby transfer and convey unto **Mildred J. Coger, an unmarried person,** her heirs and assigns, forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

LAND in the 8th Civil District of Davidson County, Tennessee, described according to a copy of a survey made by S. H. Hutchison, Surveyor, November 24, 1954, as follows:

BEGINNING at a point in the Ezell Road and the east line of the Ellen Graham land now owned by Willie Cumming iron stake on East side of Road as a pointer, thence with R.P. Tolberts North line, South 87 deg. East 12.25 poles to an iron stake in said line; thence North 4 deg. West 4.90 poles to an iron stake; thence North 71 deg. 30' West 12 poles to a stake in Ezell Road and Willie Cummings East line, large Hackberry pointer; thence with Ezell Road and Cumming's East line; South 1 deg. West 8.25 poles to a point of beginning, containing 1/2 acre, be the same more or less.

BEING the same property conveyed to Mary Carpenter, a widow, by deed from Josie M. Carney, a widow of record in Book 2436, page 161, Register's Office for Davidson County, Tennessee.

ALSO BEING the same property inherited by Dorothy L. Wells, Mary H. Godfrey, and Clarence E Carpenter, Jr. from Mary Carpenter who died intestate January 28, 1974, evidenced by an Affidavit of Heirship of record in Book 9759, page 841 and as amended and corrected by instrument being recorded simultaneously herewith in Book 9805, Page 375, Register's Office for Davidson County, Tennessee.

This property has not been the personal residence of any of the grantors.

This conveyance is made subject to restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restriction of the appropriate governmental body.

This is improved property known as: 7310 Tolbert Road, Nashville, TN 37209.

TO HAVE AND TO HOLD the said real estate together with all appurtenances, estate, title and interest belonging to the said Grantee, her heirs and assigns, forever.

GRANTORS COVENANT with the said Grantee that Grantors 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 noted herein and for the 1995 real property taxes which will be prorated at closing and assumed by the Grantee.

GRANTORS FURTHER COVENANT and bind Grantors, their heirs and assigns, to warrant and forever defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS AND SIGNATURES on this the 13TH day of SEPTEMBER, 1995.

Dorothy L. Wells
DOROTHY L. WELLS

By: Andrew L. Carney Jr. Attorney in Fact
Andrew L. Carney, Jr. Attorney-in-fact

Mary H. Godfrey
MARY H. GODFREY

By: Andrew L. Carney Jr. Attorney in Fact
Andrew L. Carney, Jr. Attorney-in-fact

Clarence E. Carpenter Jr.
CLARENCE E. CARPENTER, JR.

By: Andrew L. Carney Jr. Attorney in Fact
Andrew L. Carney, Jr. Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Andrew L. Carney, Jr. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument on behalf of DOROTHY L. WELLS, MARY H. GODFREY, AND CLARENCE E. CARPENTER JR., for the purpose therein contained, by virtue of their respective Limited Powers of Attorney duly executed by the said DOROTHY L. WELLS, of record in Book 9805, page 377, MARY H. GODFREY, of record in Book 9805, page 378, and CLARENCE E. CARPENTER, JR., of record in Book 9805, page 379, all of the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at office in Nashville, Tennessee, on this the 13 TH day of SEPTEMBER, 1995.

NOTARY PUBLIC

GLENN S. MACBETH NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN

My Commission Expires: 9/15/98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $28,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

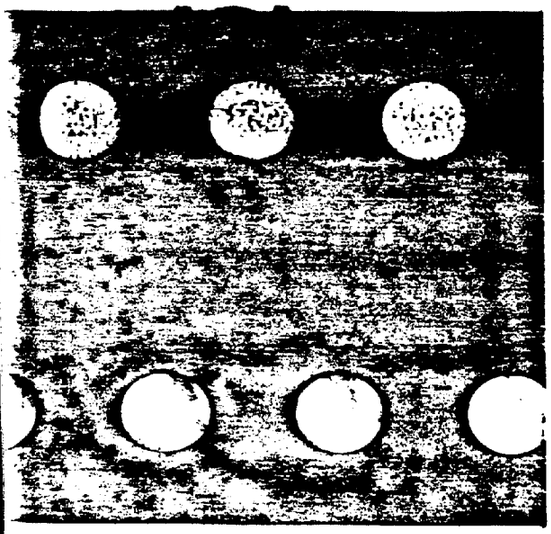
Subscribed and sworn to before me this 13TH day of SEPTEMBER, 1995.

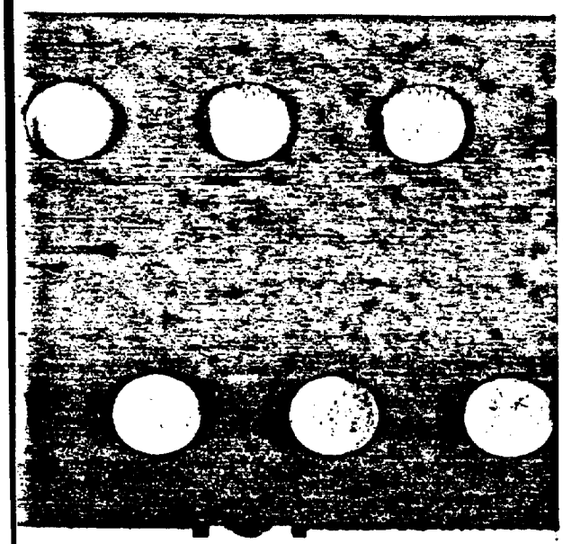
NOTARY PUBLIC

GLENN S. MACBETH NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN

My Commission Expires: 9/15/98

STATE OF TENNESSEE
SEP 22 95 10:01 RECEIPT 33CHECK 114.45





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

RECEIVED OF _____

FOR _____

BOOK 9805 PG 382

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 28500.00
CON TX 105.45
PRFEE 1.00
WDEED 8.00
TOTAL 114.45

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 114.45

09/25/95 01 12:26 0001 8781

0104720
IDENTIF. & REFERENCE

95 SEP 25 PM 12:23
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 957597