057-00-0
094.00

WARRANTY DEED

BOOK 9823 PG 753

For good consideration in the amount of six thousand, five hundred dollars ($6,500.00), I Frank B. Church, Sr., and his respective heirs, successors and assigns, hereinafter "GRANTOR," of Nashville, County of Davidson, State of Tennessee, hereby bargain, sell, deed, convey and confirm to David A. Coleman, and his respective heirs, successors and assigns, hereinafter "GRANTEE," of County of Fulton, State of Georgia, FEE SIMPLE title to the following described real property in Davidson County, and more particularly described as follows:

> Land in the 13th, formerly the 23rd, Civil District for Davidson County, Tennessee, being part of Lot No. 4 of the plan of the Kemp Lands, not of record, described partially according to a survey made by John Setters and partially by a supplement of a survey made by George W. Watkins, Surveyor, March 11, 1954, as follows:
>
> Beginning in the center of Sulphur Creek Road (formerly Taz Hyde road) at the corner of Lots Nos. 3 and 4; thence with the line between said two lots, sough 40 degrees west 510 feet; thence sought 1 degree west 1,090 feet; thence along the rear line of said real estate north 37 degrees west 125 feet, more or less; thence north 1 degree east 1,000 feet, more or less; thence north 40 degrees east 510 feet, more or less, to the center of Sulphur Creek Road (formerly Taz Hyde Road); thence south 66 degrees east 75 feet to the point beginning.

Being the same property conveyed to Frank B. Church, Sr. by warranty deed from Johnetta Duke, a widow, of record in Book 4608, page 273, Register's Office for Davidson County, Tennessee.

GRANTOR, for himself and his heirs, hereby covenants with **GRANTEE**, his heirs, and assigns, that **GRANTOR** is lawfully seized in fee simple of the above-described premises; that he has a good right to convey; that the premises are free from all encumbrances; that **GRANTOR** and his heirs, and all persons acquiring any interest in the property granted, through or for **GRANTOR**, will, on demand of **GRANTEE**, or his heirs or assigns, and at the expense of **GRANTOR**, his heirs or assigns, execute any instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that **GRANTOR** and his heirs will forever warrant and defend all of the property so granted to **GRANTEE**, his heirs, and assigns, against every person lawfully claiming the same or any part thereof.

5195 10/10 0101 03CHECK 33.05

This being the same real property conveyed to **GRANTOR** by deed of warranty, dated June 7, 1972.

WITNESS the hands and seal of said **GRANTOR** this 9th day of October, 1995.

Frank B Church Sr
Grantor

STATE OF TENNESSEE *
*
COUNTY OF DAVIDSON *

On 10/9/95 (date) before me, Larry Bernard Douglas, (notary) personally appeared Frank B. Church Sr., (grantor) 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 in 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 entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: 11/24/95

Signature Larry Bernard Douglas

STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

WITNESSES:

Jean C Coleman 10-9-95
DATE

DW Williams 10/9/95
DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 6,500.00

AFFIANT

SUBSCRIBED AND SWORN TO, BEFORE ME, THIS THE 10 DAY OF Oct. 19 95

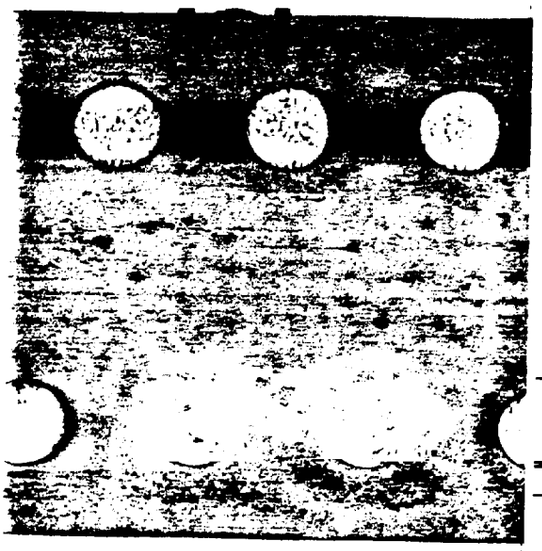
B. Edwards
Deputy Register

Owner + Tax Bills: David A. Coleman
+ Prepared By P.O. Box 5041
Atlanta, GA 30302

PICK-UP

95 OCT 10 PM 2:52
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
0110722



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

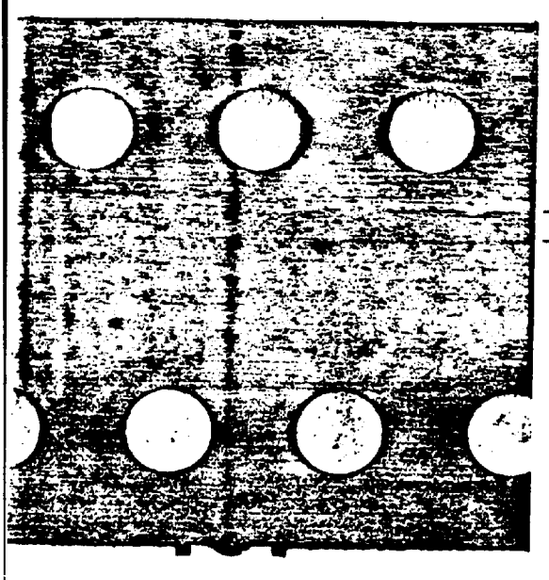
RECEIVED OF _____

FOR _____

BOOK 9823 PG 755

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	6500.00
CON TX	24.05
PRFEE	1.00
MDEED	8.00
TOTAL	33.05
CHECK	33.05

10/10/95 01 14:51 0001 5195

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01110722
IDENTIF. # REFERENCE

95 OCT 10 PM 2:52
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 963956