BOOK 9943 PG 51

B4458

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 147,500.00

Elizabeth B. Shackelford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF February 19 96

Notary Public

MY COMMISSION EXPIRES: 25 January 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

COMBOS & HIX, P. C., 315 Deaderick Street, Su. 1100, Nashville, TN 37238.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elizabeth B. Shackelford (NAME)	NEW OWNER (NAME)	MAP 61-7
4501 Gallatin Road (ADDRESS)	(ADDRESS)	PARCEL 130
Nashville, TN 37216 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Estate of Mary Ruth Coleman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Elizabeth B. Shackelford

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:

Being Lots Nos. 1 and 2 of Block "D" on the Plan of Broadmoor, as of record in Book 547, page 161, Register's Office for said County, to which said plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Mary Ruth Coleman, a widow, by deed from Rebecca Irene Nesbit Petree & David Nesbit Coleman, Virginia Banks, and Jewell Nesbitt of record in Book 6372, page 437, Register's Office for Davidson County, Tennessee. Mary Ruth Coleman having since died, Nancy Wakefield Coleman, Executrix, is conveying said property pursuant to the Court Order under Docket No. 95P-1147, Probate Court for Davidson County, Tennessee.

The above legal description is the same as used on the prior Deed.

This conveyance is subject to 1996 taxes, prorated and assumed by the Grantee the day of closing; all matters as shown on the Plan of record in Book 547, page 161; restrictive covenants of record in Book 723, page 616, Book 722, page 509, Book 840, page 289, and Book 1163, page 438, said Register's Office; any and all easements located on the property; subject to the rights and claims of parties in possession; and subject to any and all leases not of public record.

unimproved ( )
This is improved (X) property, known as 4501 Gallatin Road, Nashville, TN 37216
(House Number) (Street) (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. Wherever 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 my hand this 7th day of February 19 96

Estate of Mary Ruth Coleman
By: Nancy Wakefield Coleman Executrix
Nancy Wakefield Coleman, Executrix

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained Witness my hand and official seal at _____, Tennessee, this _____day of _____19_____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Nancy Wakefield Coleman and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Executrix and _____ respectively of the Estate of Mary Ruth Coleman the within named bargainor, and corporation, and that he as such Executrix and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Nancy Wakefield Coleman as such Executrix, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, TN on this the 7th day of February 19 96.

My commission expires 25 January 1997

Marshall L. Hill
Notary Public

MARSHALL L. HILL
NOTARY PUBLIC
FULTON COUNTY
AT LARGE
STATE OF TENNESSEE

IDENTIFICATION REFERENCE

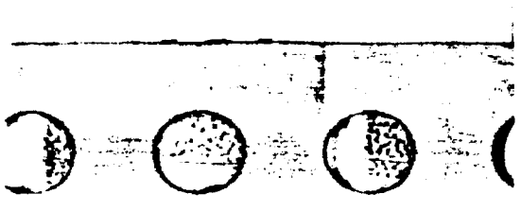
96 FEB -8 PM 3:00

FELIX A. WILSON REGISTER
DAVIDSON COUNTY, TN.

01148792

6285 02/08 0101 03CHECK

554.75

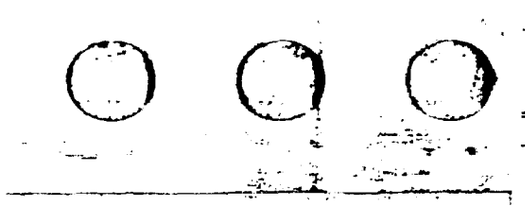


OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9943 PG 53



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	147500.00
CON TX	545.75
PRFEE	1.00
WDEED	8.00
TOTAL	554.75
CHECK	554.75

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 6285

01,8792
IDENTIF. & REFERENCE

96 FEB -8 PM 3:00
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1004500