0163356

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

W & I Ref: (cmw) Title No: 37604
Dav. Co. File: Box 8

96 MAR 25 AM 10:46

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

BOOK 9989 PG 106

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Charles R. Coats, Jr. c/o Crown Ford 646 Thompson Lane Nashville, TN 37204	SAME

TAX MAP-PARCEL NUMBERS: 116-11-049 BM 1615

WARRANTY DEED

{Corporate}

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 **M & M Partners, Inc.**, a corporation, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Charles R. Coats, Jr.**, 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. 3 on the plan of the re-subdivision of Lots Nos. 21, 22, 23, 25, 26 and south 100 feet of Lot No. 27 in Pendleton and Blair's Subdivision of Lynwood Park, as of record in Book 2330, page 48, Register's Office for said County.

SAID Lot No. 3 fronts 132.5 feet on the westerly margin of Lynwood Blvd. and extends back 507.4 feet on the broken northerly line and 439.6 feet on the broken southerly line with the northerly margin of an unidentified street to a dead line in the rear, measuring 128 feet thereon to the northeasterly margin of Red Wing Avenue.

BEING the same property conveyed to M & M Partners, Inc. by deed from Henry S. Forte and wife, Imogene Forte of record in Book 9689, page 323, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

This is improved property, known as: 311 Lynwood Boulevard, Nashville, TN 37205

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. BOOK 9989 PG 107

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's successors 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.

WITNESS THE EXECUTION HEREOF this 22nd day of March, 1996.

M & M Partners, Inc.

By: _____
Title: VICE-PRESIDENT

State of Tennessee
County of Davidson

Before me, the undersigned, personally appeared Ward Mallory _____ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as President (or other officer authorized to execute this instrument) of M & M Partners, Inc., the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal, at office in Nashville, Tennessee, this 22nd day of March, 1996.

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

_____
Notary Public

My Commission Expires: _____

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: $ 617000.00

_____
Affiant

Sworn and subscribed before me on the 22nd day of March, 1996.

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

_____
Notary Public

My Commission Expires: _____

03/25/96 12:23PM CHECK 2291-90



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

RECEIVED OF _____

FOR _____

BOOK 9989 PG 108

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
617000.00
CON TX 222.90
ERR CO
CON TX 222.90-
CON TX 2282.90
PRFEE 1.00
WDEED 8.00
TOTAL 2291.90
CHECK 2291.90

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0163356 IDENTIF. ↑ REFERENCE

96 MAR 25 AM 10:46

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

03/25/96 01 10:47 0001 1925

No. 1019962