0177509

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

96 MAY -2 AM 10:20

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

W & I Ref: (cmw) Title No: 37270
Dav. Co. File: Box 8

BOOK 10036 PG 101

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Sean Christopher Coleman Kathryn Mott Coleman 119 39th Avenue, North Nashville, TN 37209	SAME

TAX MAP-PARCEL NUMBERS: 104-01-285 25W 08260

[illegible] 03CHECK 490.30

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 **Charles J. Mullett and spouse, E. Lee Stephens Mullett,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Sean Christopher Coleman and spouse, Kathryn Mott Coleman,** 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. 62 on the plan of part of West Grove Subdivision of record in Book 421, page 87, Register's Office for said County.

SAID Lot No. 62 fronts 50 feet on the westerly margin of 39th Avenue North and extends back 160 feet between parallel lines to an alley.

BEING the same property conveyed to Charles J. Mullett and spouse, E. Lee Stephens Mullett by deed from Marshall Craig Hall and spouse, Elizabeth Ann Hall of record in Book 9080, page 776, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This instrument is executed on behalf of E. Lee Stephens Mullett by Charles J. Mullett as her Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference.

This is improved property, known as: 119 39th Avenue, North, Nashville, TN 37209

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.

WITNESS THE EXECUTION HEREOF this 30th day of April, 1996.

C. Mullett
Charles J. Mullett

E Lee Stephens Mullett
E. Lee Stephens Mullett, By: Charles J. Mullett, Atty-In-Fact

State of Tennessee
County of Davidson

On this 30th day of April, 1996, before me the undersigned authority, personally appeared **Charles J. Mullett**, 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.

My Commission Expires: _____

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 9/18/99

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 129000.00

Affiant

Sworn and subscribed before me on the 30th day of April, 1996.

Notary Public

My Commission Expires: _____

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 9/18/99

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Charles J. Mullett**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **E. Lee Stephens Mullett**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, on April 30, 1996.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: My Commission Expires 9/18/99

EXHIBIT "A"
To
WARRANTY DEED

FROM: Charles J. Mullett and spouse, E. Lee Stephens Mullett

TO: Sean Christopher Coleman and spouse, Kathryn Mott Coleman

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

Charles J. Mullett, Affiant

Sworn to and subscribed before me

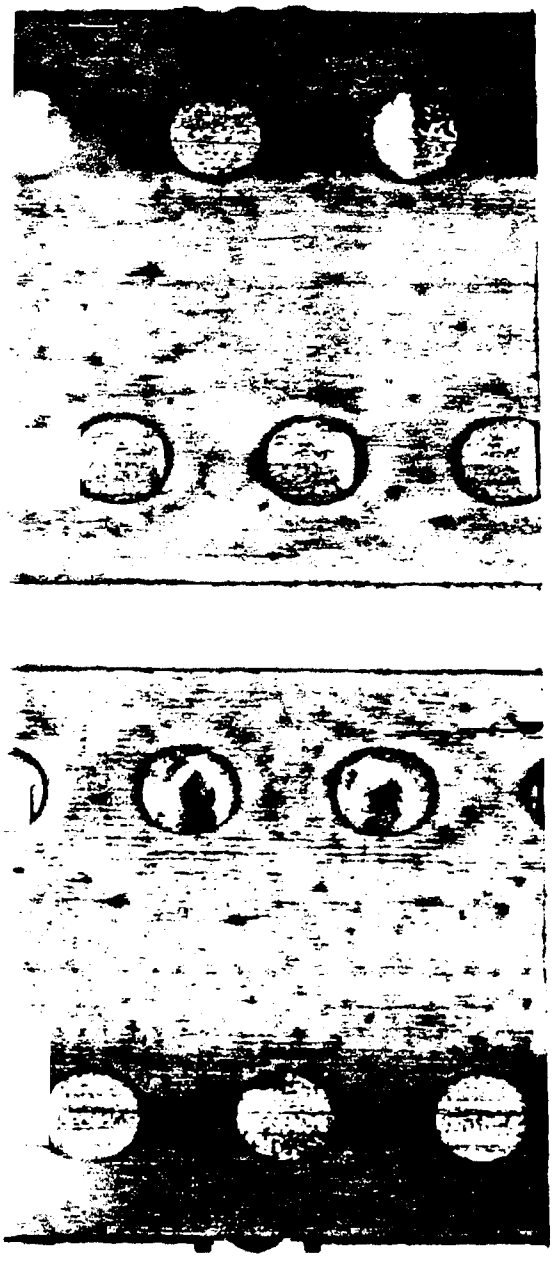
on April 30, 1996.

Notary Public

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 9/18/99



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10036 PG 104

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

AMT
129000.00
CON TX 477.30
PRFEE 1.00
WDEED 12.00
TOTAL 490.30
CHECK 490.30

05/02/96 01 10:26 0001 6974

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0177509
IDENTIF. ← REFERENCE

96 MAY -2 AM 10: 21
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1035008