0184287

IDENTIF. # REFERENCE

5e

WARRANTY DEED

96 MAY 22 PM 2:59

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

THIS INSTRUMENT WAS PREPARED BY

John M. Jordan, Attorney
2209 CRESTMOOR ROAD,
NASHVILLE, TN. 37215

THIS INDENTURE, made and entered into as of the **17th** day of **May, 1996** by and between

PHYLLIS DICKSON, EXECUTRIX FOR THE ESTATE OF HENRY JAMES COLEMAN ,

hereinafter referred to as Grantor, and

BOOK 10058 PG 177

PHILLIP CAPLE JR., UNMARRIED ,

hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of DAVIDSON, State of Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 85 ON THE MAP OF MANOR PLACE, AS OF RECORD IN BOOK 843,PAGE 24, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 85 FRONT 60 FEET ON THE NORTHERLY SIDE OF IVERSON AVENUE AND RUNS BACK 132 FEET ON THE EASTERLY LINE AND 125.5 FEET ON THE WESTERLY LINE TO A DEAD LINE AND MEASURES 60-1/4 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO THE ESTATE OF HENRY JAMES COLEMAN BY DEED OF RECORD IN BOOK 4498, PAGE 914, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID HENRY JAMES COLEMAN AND WIFE, LUCILLE COLEMAN NOW BEING DECEASED. RICHARD COLEMAN, SHIRLEY REID, BARBARA JONES, AND PHYLLIS DICKSON BEING THE SOLE HEIRS OF THE ESTATE OF HENRY JAMES COLEMAN. PHYLLIS DICKSON BEING THE EXECUTRIX FOR THE ESTATE OF HENRY JAMES COLEMAN, BY ORDER, DOCKET NUMBER 95P1206, AND PETITION TO PROBATE, DOCKET NUMBER 95P-1206, PROBATE COURT CLERK, DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

SUBJECT TO THE MATTERS SHOWN ON THE RECORDED PLAN AND TO THE RESTRICTIONS OF RECORD.

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

Whenever 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 the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

Phyllis Dickson Executrix for the Estate of Henry James Coleman

PHYLLIS DICKSON, EXECUTRIX FOR THE ESTATE OF HENRY JAMES COLEMAN

BOOK 10058 PG 178

INDIVIDUAL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **PHYLLIS DICKSON, EXECUTRIX FOR THE ESTATE OF HENRY JAMES COLEMAN**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **17th** day of **May, 1996**.

Eddy Lowe Notary Public

Commission Expiration: 3/25/99

STATE OF TENNESSEE
COUNTY OF DAVIDSON

VALUATION AFFIDAVIT

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 **$ 59,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

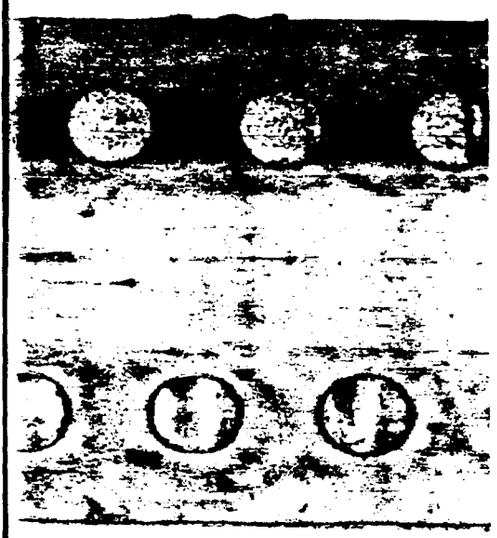
Subscribed and sworn to before me this **17th** day of **May, 1996**.

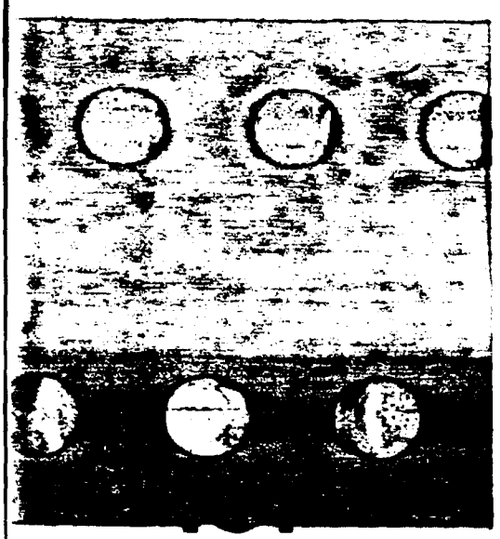
Notary Public Eddy Lowe

Commission Expiration: 3/25/99

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
NASHVILLE ESCROW CO. 2209 CRESTMOOR ROAD, NASHVILLE, TN. 37215	PHILLIP CAPLE JR. 1011 IVERSON AVENUE NASHVILLE, TN 37216	1011 IVERSON AVENUE NASHVILLE, TN 37216 MAP PARCEL NUMBER 72-2-19

4381 05/22 0101 03CHECK 227.30





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

RECEIVED OF _____

FOR _____

BOOK 10058 PG 179

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 59000.00
				CON TX 218.30
				PRFEE 1.00
				MDEED 8.00
				TOTAL 227.30
				CHECK 227.30
			05/22/96 01	15:00 0001 4381

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0184287
IDENTIF. ↑ REFERENCE

96 MAY 22 PM 2:59
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 1042319