60

BOOK 10143 PG 512

This Instrument Prepared By:

Bottorff, Kavin & Cook
5110 Maryland Way, Suite 200
Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER:
David S. Maney and Lisa M. Maney
2802 Blakemore Ave.
Nashville, Tennessee 37212

SEND TAX BILL:
To Owner

MORTGAGEE:
First American National Bank
First American Center
Nashville, TN 37237

MAP AND PARCEL:
MAP 104-7
GROUP
PARCEL 82

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Thomas H. Coke and wife, Mary J. Coke, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto David S. Maney and wife, Lisa M. Maney, 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:

Land in Davidson County, Tennessee, being Lot No. 2 of Block I on the Plan of Fairfax Place of record in Book 547, pages 137 and 138, said Register's Office.

Being the same property conveyed to Thomas H. Coke and wife, Mary J. Coke by deed from Amelia A. Coke of record in Book 9668, page 513, Register's Office for Davidson County, Tennessee.

This is improved property known as 2802 Blakemore Ave., Nashville, TN 37212.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1996 and subsequent years.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said David S. Maney and wife, Lisa M. Maney, their heirs and assigns, forever; and we, Thomas H. Coke and wife, Mary J. Coke 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 31st day of July, 1996.

Thomas H. Coke

Mary J. Coke

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Thomas H. Coke and wife, Mary J. Coke the 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 Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 31st day of July, 1996.

Robert M. Tuff
NOTARY PUBLIC

My Commission Expires: November 20, 1996

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 182,500.00.

David S. Mary / Lilian M. Mary AS ATTORNEY-IN-FACT ~~FOR~~ BY David S. Mary
AFFIANT

Subscribed and sworn to before me this 31st day of July, 1996.

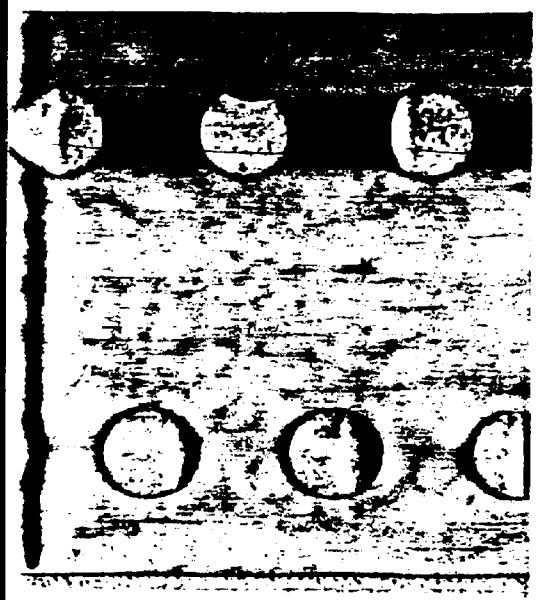
Robert M. Tuff
NOTARY PUBLIC

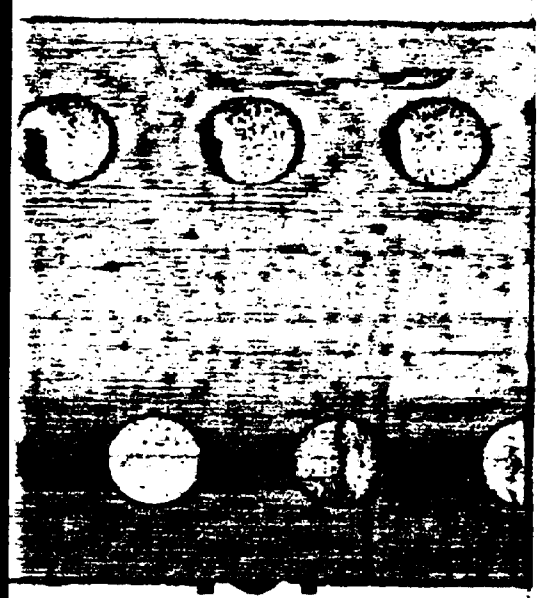
My Commission Expires: November 20, 1996

02110377
IDENTIF. ↑ REFERENCE

96 AUG -2 PM 1:05
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

2553 08/02 0101 03CHECK 684.





OFFICIAL RECEIPT

. FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10143 PG 514

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 182500.00
CON TX 675.25
PRFEE 1.00
MDEED 8.00
TOTAL 684.25
CHECK 684.25

08/02/96 01 13:08 0001 2553

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02 10377
IDENTIF. ↑ REFERENCE

96 AUG -2 PM 1:05

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1070130