BOOK 10250 PG 946

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 14,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF November 1996

Notary Public

MY COMMISSION EXPIRES: 3/27/99

(AFFIX SEAL) My Commission Expires MAR. 27 1999

THIS INSTRUMENT WAS PREPARED BY

James C. Vance, Attorney at Law, 237 Old Hickory Boulevard, Nashville, TN 37221
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Utley, et ux. Frances M. Utley (NAME)	SAME (NAME)	069-16-0 144.00
3822 Hydes Ferry Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37218 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Woodrow W. Coleman and wife, Ellen Snell Coleman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Utley and wife, Frances M. Utley

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 the northerly 175 feet of Lot No. 3 the easterly 1⅓ feet of the northerly 175 feet of Lot No. 4, and all of Lot No. 50 on the map of Ashton Subdivision of the L.M. Lewis Farm at Bordeaux, Tennessee as of record in Book 421, page 19, Register's Office for said county. Said parts of Lots Nos. 3 and 4 front together 103 feet on the southwesterly side of the new Hydes Ferry Pike and runs back between parallel lines 175 feet to a dead line.

Included in the above description but specifically excluded from this conveyance is the following described tract of land:

Being part of Lot No. 50 on the map of said Ashton Subdivision of the L.M. Lewis farm, at a point in the northwesterly margin of Manchester Avenue; thence with said northwesterly margin of Manchester Avenue southwesterly 17 feet more or less to the common corner of Lots Nos. 50, 2, 3 and 35, in said Ashton subdivision of the L.M. Lewis farm; thence southeasterly with the northwesterly line of said Lot No. 50, 203 feet to the point of beginning.

Said part of Lots Nos. 3 and 4 being part of the property conveyed to Woodrow W. Coleman and wife, Ellen Snell Coleman, by deed from T.B. Snell and wife, Willie Mai Snell, of record in Book 1383, page 343, Register's Office of Davidson County, Tennessee.

This is unimproved { } improved {X} property, known as 3409 Old Hydes Ferry Pike Nashville, TN 37218
(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, our **hand** s **this** 5th **day of** November **, 19** 96

Woodrow W. Coleman
WOODROW W. COLEMAN

Ellen Snell Coleman by
ELLEN SNELL COLEMAN by
Woodrow W. Coleman, Power Of Attorney

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DI

Woodrow W. Coleman

BOOK 10250 PG 947

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Woodrow W. Coleman and wife, Ellen Snell Coleman by Woodrow W. Coleman, Power of Attorney

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 instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of November, 19 96.

Commission Expires 3/27/99

Notary Public

NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY

My Commission Expires MAR. 27 1999

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

Commission Expires _____

_____ Notary Public

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

WARRANTY DEED

FROM
Woodrow W. Coleman and wife,
Ellen Snell Coleman

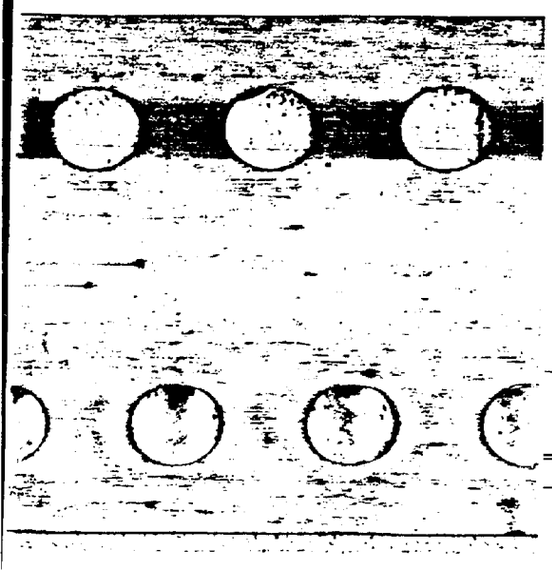
TO
James Utley and wife,
Frances M. Utley

Title Guaranteed
NASHVILLE, TENN.

0243923
IDENTIF. ↑ REFERENCE
PICK-UP

96 NOV -6 AM 8:25
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

8451 11/06 0101 03CHECK



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10250 PG 948

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 14000.00
				CON TX 51.30
				PRFEE 1.00
				MDEED 8.00
				TOTAL 60.80
				CHECK 60.80
			11/06/96 01	08:26 0001 8451

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0243928 IDENTIF. & REFERENCE

96 NOV -6 AM 8:45

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 1085375