4E
Reads

# WARRANTY DEED

BOOK 10401 PG 190

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 279,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
31st DAY OF March 19 97

Notary Public

MY COMMISSION EXPIRES: May 16, 1999
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Lassiter, Tidwell & Hildebrand, P.O. Box 1369, Brentwood, TN 37024

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Thomas E. Spraggins (NAME) | The Bank of Nashville (NAME) | 171-08-0-A |
| 904 South Lane Court (ADDRESS) | 401 Church Street (ADDRESS) | 047.00CO |
| Brentwood, TN 37027 (CITY) (STATE) (ZIP) | Nashville, TN 37219 (CITY) (STATE) (ZIP) | |

FOR AND 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, Thomas H. Coffey and wife, Rebecca Morgan Coffey

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas E. Spraggins and wife, Carol J. Spraggins

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, TN, being Lot No. 47 on the Plan of Cottonport Plantation, Phase III, of record in Plat Book 6900, Page 951, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Thomas H. Coffey and wife, Rebecca Morgan Coffey by deed from Radnor Homes, Inc. of record in Book 8715, Page 396, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 7430, Page 784, Book 7565, page 57, Book 7824, page 254, Book 7897, page 578, Book 7637, page 925, Book 8313, page 932, Storm Water Detention Agreement in Book 7350, page 137, and Corporation Charter in Book 7621, page 600, and all matters shown on the Plan of Record.

0289815

IDENTIFICATION REFERENCE

97 APR -2 PM 11:14

DAVIDSON COUNTY, TN.

4333 04/02 0101 03CHECK 1044.63

unimproved ( )
This is improved ( X ) property, known as 904 South Lane Court, Brentwood, TN 37027
(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 31st day of March 19 97

Thomas H. Coffey by Larry W. Clay P.O.A. - in fact
Thomas H. Coffey

Rebecca Morgan Coffey by Larry W. Clay - in fact.
Rebecca Morgan Coffey

BOOK 10401 PG 191

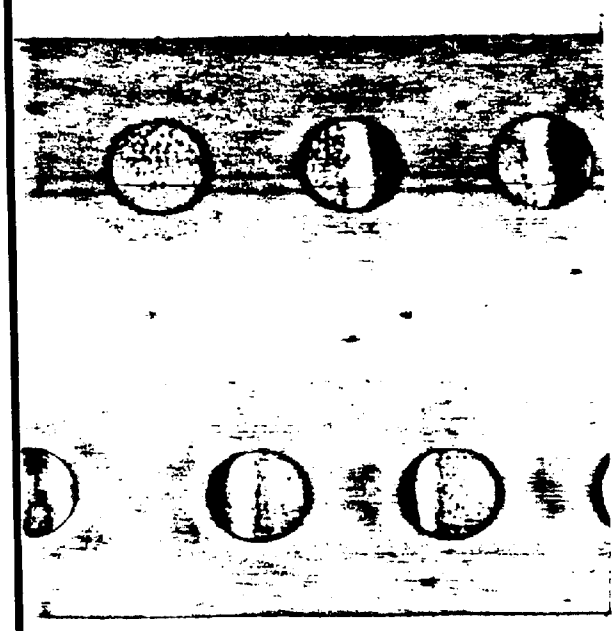
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Larry W. Cherry, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purpose therein contained, and who further acknowledged that he is the attorney in fact for Thomas H. Coffey and Rebecca Morgan Coffey and that he is authorized by them to execute this instrument on their behalf.

Witness my hand and seal at Brentwood, TN, this 31st day of March, 1997.

Notary Public

My commission expires 5/16/99



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

REGISTER OF DAVIDSON COUNTY

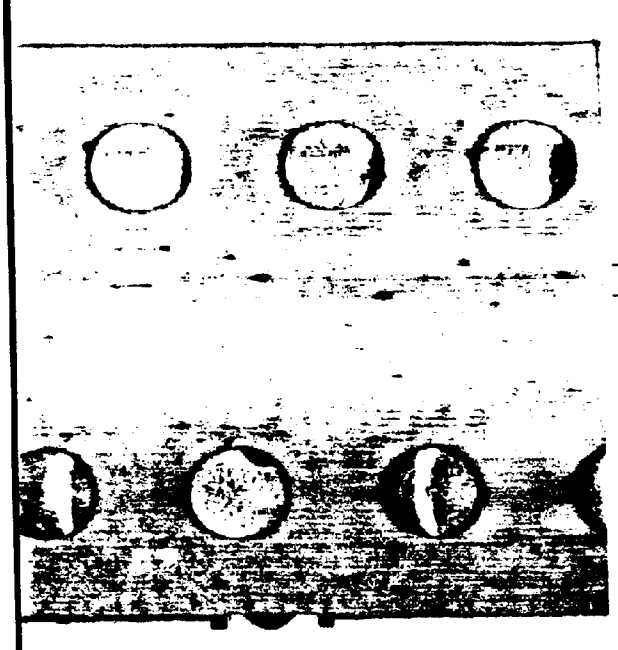
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 10401 PG 192

FOR _____

| | | |
|---|---|---|
| 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 279900.00

CON TX 1035.63

PRFEE 1.00

WDEED 8.00

TOTAL 1044.63

CHECK 1044.63

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 4333

0289815

IDENTIF. ↑ REFERENCE

97 APR -2 AM 11:14

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1134594