BOOK 10629 PG 526 FILE BOX 45

OLD REPUBLIC
National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

ORT Owner's Title Number:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 123,900.00

George C. Coffman
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 30th DAY OF SEPTEMBER, 19 97

NOTARY PUBLIC

My Commission expires: 3/24/01

(615) 385-2804 THIS INSTRUMENT PREPARED BY TN Supreme Court #4134
Marbut Glenn Gaston, Jr., Lawyer, 2211 Crestmoor Rd., Nashville, TN 37215
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
George C. Coffman etux (NAME)	SunTrust Bank (NAME)	104-16-208
1700 Beechwood Ave. (ADDRESS)	P. O. Box 305110 (ADDRESS)	24W-11550
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Nashville, TN 37230-5110 (CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 123,900.00 **cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we**

I, Jennifer McGarr, an unmarried person, (being one and the same person as Jennifer Payne McGarr)

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

George C. Coffman and wife, Lisa Marie Coffman

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in DAVIDSON **County, Tennessee, described as follows, to wit:**

Land in Davidson County, Tennessee, and being the **westerly 60-feet of Lot No. 169** on the plan of Belmont Land Company's property called **"Belmont Heights"** as of record at plat **Book 421, page 34**, Register's Office for said County, and described as follows:

Said westerly part of said Lot No. 169 fronts 60.0-feet on the northerly side of Beechwood Avenue and extends back between parallel lines, with the easterly margin of an alley, 100.0-feet to the southerly line of Lot No. 168 on said plan.

Being all the same property conveyed to the grantor herein by deed as of record at Book **7794**, page **842***, said Register's Office.

This conveyance is subject to current year's property taxes, which have been prorated this date and the grantee assumes in full (notwithstanding any change from the amount used in said proration) and to restrictive covenants, plat limitations, easements, and/or other matters as hereinafter stated, to wit:
Limitations on said plan at Book 421, page 34, Restrictive Covenants at Book 2093, page 107, and driveway easement at Book 998, page 689, all said Register's Office.

***and by deed** at Book 7137, page 489 said Register's Office.

0354465
IDENTIF. & REFERENCE
97 OCT -1 PM 3:25
REGISTER
FEE

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

BOOK 10629 PG 527

FILE BOX 45

~~Unimproved~~ ~~( )~~ ==
This is improved (X) property, known as 1700 Beechwood Ave., Nashville, TN 37212
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 hands this ~~30th~~ 16th day of SEPTEMBER, 19 97.

Jennifer McGarr

Jennifer Payne McGarr

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

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Jennifer McGarr, who also acknowledged that she is one and the same person as Jennifer Payne McGarr, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this ~~30th~~ 16th day of SEPTEMBER, 1997.

My Commission expires:
11-27-99

Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

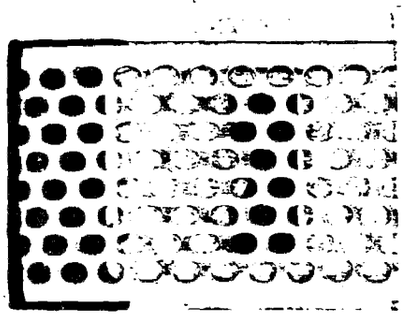
Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

Notary Public

4668 09/01/01 0101 02 CHECK

467-42



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

RECEIVED OF _____

FOR _____

BOOK 10629 PG 528

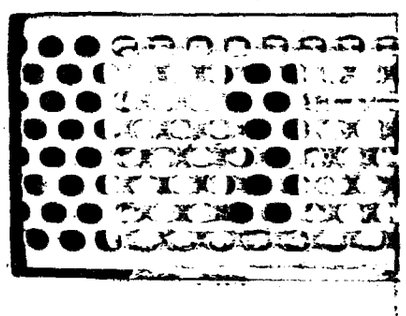
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	
	123900.00
CON TX	458.43
PRFEE	1.00
WDEED	8.00
TOTAL	467.43
CHECK	467.43

10/01/97 01 15:22 0001 4994

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0354465
IDENTIFICATION REFERENCE

97 OCT -1 PM 3:25

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 1204349