BOOK 10629 PG 776

BOX 15

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 82,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF September, 19 97

Notary Public

MY COMMISSION EXPIRES: March 25, 2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Wesley Coleman, III (NAME)	First Union Mortgage Corporation (NAME)	MAP 162-10 #153
625 Amelia Drive (ADDRESS)	1100 Corporate Center Drive (ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Raleigh, NC 27607-5066 (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, George Lee Horn married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John Wesley Coleman, III and wife, Tina Marie Coleman

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:

TRACT I
Land in Davidson County, Tennessee, being Lot No. 153 on the Plan of Brook View Estates, Section 2, as of record in Book 4460, page 163, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

TRACT II
Commencing with the northwest corner of Lot No. 152 as shown in Brook View Estates, Section 2, recorded in Book 4460, page 163, Davidson County, Tennessee, also being the eastern right-of-way margin of Amelia Drive; thence southerly with the said right-of-way and with a curve to the right having a radius of 50.0 feet and a distance of 39.78 feet to an iron pin; thence with the said right-of-way and said curve southerly a distance of 3.16 feet to an iron pin; thence S 63 degrees 38 minutes 52 seconds E, 147.48 feet to an iron pin; thence N 42 degrees 34 minutes 14 seconds E, 13.27 feet to an iron pin; thence N 67 degrees 16 minutes 21 seconds W, 151.59 feet to the point of beginning, containing 1280 square feet, more or less.

TRACT I: Being the same property conveyed to George L. Horn and wife, Jennie Horn by deed of record in Book 5296, page 444, Register's Office for Davidson County, Tennessee, and the said Jennie Lou Horn having since conveyed her interest to George Lee Horn by Quitclaim Deed of record in Book 10084, page 191, Register's Office for Davidson County, Tennessee. TRACT II: Being the same property conveyed to George Horn and wife, Jennie Horn by deed from Richard Huddleston and wife, Nancy J. Huddleston of record in Book 5477, page 137, Register's Office for Davidson County, Tennessee, and the said Jennie Horn*
*continued on second page

unimproved ( )
This is improved (X) property, known as 625 Amelia Drive, Antioch, TN 37013
(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 my/our hand s this 26th day of September 19 97

George Lee Horn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named George Lee Horn and Christine Horn

the bargainor S, 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 26th day of September, 19 97.

Commission expires March 25, 2000

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

continuation of legal description
having since conveyed her interest to George Horn by Quitclaim Deed of record in Book 10629, page 774, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

And I, Christine Horn, wife of George Lee Horn, join in the execution of this instrument for the purpose of transferring and conveying all right, title and interest which I may have in said property by virtue of my marriage or otherwise.

Warranty Deed from George Lee Horn, to John Wesley Coleman, III and wife, Tina Marie Coleman.

Return to:
Steltemeier & Westbrook, Attys
2002 Richard Jones Rd., C-101
Nashville, TN 37215

5070 10/01 0101 03CHECK

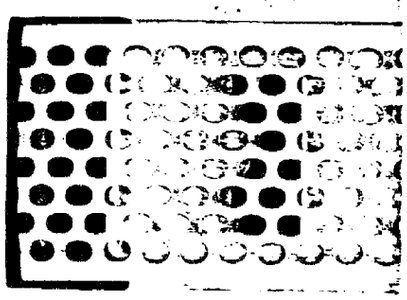
97 OCT -1 PM 4:06

FELICIA [illegible] REGISTER

IDENTIFICATION REFERENCE

0351536

315.73



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

RECEIVED OF _____

FOR _____

BOOK 10629 PG 778

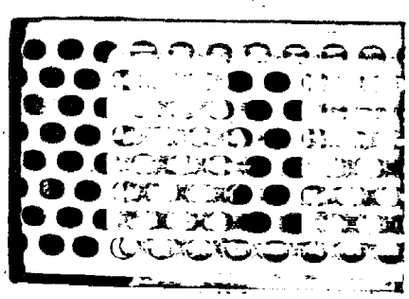
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 82900.00
CON TX 306.73
PRFEE 1.00
WDEED 8.00
TOTAL 315.73
CHECK 315.73

10/01/97 01 16:03 0001 5070

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0354536
IDENTIF. # REFERENCE

97 OCT -1 PM 4:05
FELIX Z. WILSON, REGISTER
DAVIDSON CO. TENN.

No. 1204425