BOOK 10670 PG 452

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 490,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: MAR. 24, 2001

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Philip G. Coogan	SunTrust Bank, Nashville, N.A.	MAP 117-6
(NAME)	(NAME)	
2312 Hampton Avenue	201 4th Avenue North	PARCEL 53
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37215	Nashville, Tennessee 37219	
(CITY) (STATE) (ZIP)	(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, JoAnn G. Pate, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Philip G. Coogan and wife, Alice Coogan

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 the easterly 105 feet of the westerly 145 feet of the northerly part of Lot No. 14 on the Plan of Hillsboro Heights, not of record, described according to a survey thereof made by W. B. Southgate, Engineer, May 1910, as follows:

Beginning on the northerly margin of Hampton Avenue, 755 feet west of the center line of 23rd Avenue South; thence with the northerly margin of said Avenue, westwardly 105 feet to a point 40 feet east of the dividing line between Lots 13 and 14; thence northwardly and parallel to said dividing line, 343.6 feet, more or less, to the southerly line of Lot 6; thence with said line, eastwardly 105 feet; thence southwardly 343.3 feet, more or less, to the beginning.

Being the same property conveyed to J. Kirby Pate and wife, JoAnn G. Pate by deed from Madeleine Gentry, of record in Book 6383, page 850, said Register's Office. J. Kirby Pate conveyed his interest in subject property to Jo Ann G. Pate by Quitclaim Deed of record in Book 10189, page 455, said Regiser's Office.

This conveyance is subject to easements of record in Book 4083, page 903 and Book 5104, page 165, said Register's Office.

unimproved ( )
This is improved (X) property, known as 2312 Hampton Avenue, Nashville, Tennessee 37215
(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 hand this 31st day of October 19 97

JoAnn G. Pate

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

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 JoAnn G. Pate, unmarried

the bargainor ____ with whom I am personally acquainted or proved to me on 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 Nashville, Tennessee, this 31st day of October 19 97.

Commission expires ____

Notary Public

ROBERT L. SCRUGGS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 24, 2001

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, executed 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

MAIL ENV.

97 NOV -4 AM 11:03

PEGGY ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

0365998

7353 11/04 0101 03CHECK 1822-00

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10670 PG 454

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
490000.00
CON TX 1813.00
PRFEE 1.00
WDEED 8.00
TOTAL 1822.00
CHECK 1822.00

11/04/97 01 11:08 0001 7353

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0365998
IDENTIFICATION REFERENCE

97 NOV -4 AM 11:03

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TN.

No. 1216560