14-P

THIS INSTRUMENT PREPARED BY:

JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204

BOOK 10835 PG 519

| ADDRESS NEW OWNER AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NOS. |
|---|---|---|
| Miriam Elise Offutt | SouthTrust Mortgage Corp | Map 161-6 |
| 719 McMurray Drive | 210 Wildwood Parkway | Parcel 251 |
| Nashville, TN 37211 | Birmingham, AL 35209 | 06DU-62525 |

## WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **Jon Eric Coleman and wife, Heather Noelle Coleman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Miriam Elise Offut and husband, John T. Offutt,** hereinafter called the Grantees, their heirs and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being known as Parcel 251 on the Metropolitan Government's Tax Map 161-6 and being described according to a Property Survey prepared by John Kohl & Company, P.C. dated July 16, 1996 as follows,

Beginning at a point in the southerly margin McMurray Drive at the northwest corner of Lot 11, Huntington Park, Section Five ("Huntington Park Section Five"), as of record in Book 4660, page 47, Register's Office for Davidson County, Tennessee; thence with the western boundary of Lots 11, 3 and 4, Huntington Park Section Five, South 9° 07' 52" West, a distance of 308.00 feet to an iron pin set at the northeast corner of the M. Buford De Ford, Jr. property (the "De Ford Property") as shown on the plat of record in Book 4715, page 196, said Register's Office; thence with the northern boundary of the De Ford Property, North 81° 05' 00" West, a distance of 99.30 feet to an iron pin set at the northwest corner of the De Ford Property; thence, with the eastern boundary of Lot 153, Huntington Park, Section Two ("Huntington Park Section Two"), as of record in Book 4715, page 108, said Register's Office, North 8° 55' 00" East, a distance of 92.72 feet to an existing concrete monument; thence, with the northern boundary of Lots 153 and 152 Huntington Park Section Two, North 70° 29' 40" West, a distance of 12.25 feet to an existing iron pin at the southeastern corner of Lot 2, McMurray Estates Resubdivision, as of record in Plat Book 4715, page 46, said Register's Office; thence, with the eastern boundary of the said Lot 2, North 9° 54' 16" East, a distance of 217.55 feet to an existing iron pin in the southern margin of McMurray Drive; thence along the southern boundary of McMurray Drive, along a curve to the left with Delta 13° 00' 04", Radius 480.69', Tangent 54.77', Length 109.07', Chord South 78° 42' 55" East 108.84', to the iron pin set at the point of beginning.

The above description has been prepared from a "Property Survey for Jon E. Coleman" dated July 16, 1996 and prepared by John Kohl & Company, P.C., File No. 23009-292, 400 7th Avenue South, Nashville, TN 37203, Phillip B. Taylor, Tennessee Registered Land Surveyor No. 1459.

Being the same property conveyed to Jon Eric Coleman and wife, Heather Noelle Coleman by deed from The Trustees of the McMurray Drive Church of Christ, an unincorporated religious organization, of record in Book 10151, page 364, Register's Office for Davidson County, Tennessee.

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 Grantors do covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered; and they do further covenant and bind themselves, their successors and assigns, 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.

IN WITNESS WHEREOF, the Grantors have executed this instrument this 11th day of March, 1998.

Jon Eric Coleman

Heather Noelle Coleman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jon Eric Coleman and wife, Heather Noelle Coleman, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

WITNESS my hand and official seal at Nashville, Tennessee, this 11th day of March, 1998.

Notary Public
My Commission Expires:5/27/01

JOHN T. COOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $141,000.00.

Affiant

Subscribed and sworn to before me this
11th day of March, 1998.

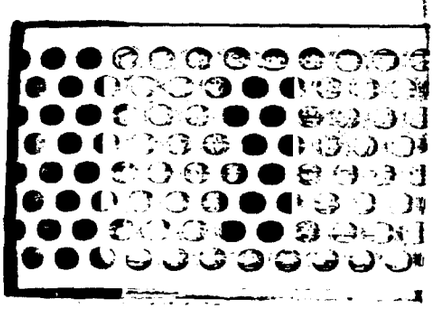
Notary Public
My commission expires: 5/27/01

COLEMAN WD

JOHN T. COOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

0111465
IDENTIF. & REFERENCE
90 MAR 12 PM 2:45

4909 03/12 0101 03CHECK 530.70



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

RECEIVED OF _____

FOR _____

BOOK 10835 PG 521

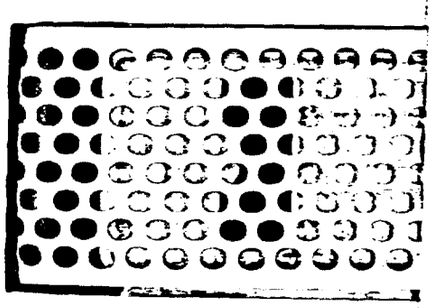
| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

CAMT
141000.00
CON TX 521.70
PRFEE 1.00
WDEED 8.00
TOTAL 530.70
CHECK 530.70

03/12/98 01 14:43 0001 4909

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**



0411465
IDENTIF. & REFERENCE

98 MAR 12 PM 2:45

No. 1265290