BOOK 10891 PG 540

BOX 28

780301940

OLD REPUBLIC

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 24,500.00

98,500.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 20th DAY OF April, 19 98.

Jo Anne Smith
NOTARY PUBLIC

My Commission expires: 11/28/98

THIS INSTRUMENT PREPARED BY

Devereaux D. Cannon, Jr., Attorney, 344 Fourth Avenue, North, Nashville, TN 37219

NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
THOMAS W. ABERNATHY, SR.	Same	92-2-381
(NAME)	(NAME)	
16005 WALLINGFORD ROAD		
(ADDRESS)	(ADDRESS)	
SILVER SPRING, MD 30906		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

WILLIAM COLEMAN AND WIFE, VERICA COLEMAN

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

THOMAS W. ABERNATHY, SR., AND WIFE, OGLIVIA H. ABERNATHY, AS TRUSTEES OF THE THOMAS W. ABERNATHY, SR., REVOCABLE TRUST, DATED NOVEMBER 22, 1996.

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, being Lot No. 81 of Block No. 1 on the Plan of Heffernan Place, as of record in Book 161, page 138, Register's Office for said County.

Said Lot No. 81 fronts 50 feet on the northerly side of Alameda Street and runs back between parallel lines 140 feet to an alley.

Being the same property conveyed to William Coleman and wife, Verica Coleman, by deed from Charles Hardy and wife, Gladys Hardy, of record in Book 9379, page 414, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Davidson County Taxes for 1998, a lien, but not yet due and payable.

2. Agreement for Dedication of Easement for storm sewers and/or sanitary sewers, of record in Book 4360, page 682, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 2410 Alameda Street - Nashville, TN 37208
(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 17th day of April, 1998.

WILLIAM COLEMAN

VERICA COLEMAN

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of DAIVDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named WILLIAM COLEMAN AND WIFE, VERICA COLEMAN, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this 17th day of April, 19 98.

My Commission expires:
November 27, 1999

M. E. Dick
Notary Public

STATE OF TENNESSEE }
County of }

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

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

My Commission expires:

_____
Notary Public

STATE OF TENNESSEE }
County of }

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

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

My Commission expires:

_____
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

98 APR 20 PM 3:53
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
04270614

5788.04/20 0101 03CHECK

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

RECEIVED OF _____

FOR _____

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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 24500.00
CON TX 90.65
PRFEE 1.00
WDEED 8.00
TOTAL 99.65
CHECK 99.65

04/20/98 01 15:53 0001 5733

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0427064
IDENTIF. ↑ REFERENCE
98 APR 20 PM 3:53
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1281876