BOOK 11359 PG. 869

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $19,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF February 1999

Notary Public DEBORAH L. NIELSSON

MY COMMISSION EXPIRES: DAVIDSON COUNTY

(AFFIX SEAL) COMMISSION EXPIRES 05/26/2002

THIS INSTRUMENT WAS PREPARED BY

Irene N. Allen - 1441 Campbell Road, Goodlettsville, TN 37072
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James R. & Peggy A. Coleman (NAME)	Same (NAME)	021-00-0 366.00
6058 Wanda Lane (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Joelton, TN 37080-9017 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

Irene

FOR AND IN 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, W. C. ALLEN & ASSOCIATES, INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James R. Coleman and wife, Peggy A. 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:

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Morgan Estates, Section Three, of record in Book 9700, Page 38, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to W. C. ALLEN & ASSOCIATES, INC., by deed from W. C. Allen and wife, Irene N. Allen, of record in Book 6834, Page 829, Register's Office for said county.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Metro taxes for 1999, a lien, but not yet due and payable.

2. Matters shown on the Plan of record in Book 9700, Page 38, said Register's Office.

3. Restrictive Covenants of record in Book 9859, Page 820, said Register's Office.

4. Stormwater Detention Agreement of record in Book 9190, Page 959, said Register's Office.

unimproved (X) This is improved ( ) property, known as 5116 Creasy Drive, Joelton, TN 37080-9017
(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 26th day of February, 1999

W. C. ALLEN & ASSOCIATES, INC.

By: W. C. Allen

W. C. Allen, President

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19____

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared W. C. Allen and _____ with whom I am personally acquainted and who upon (his oath) ~~(their several oaths)~~ acknowledged (himself) ~~(themselves)~~ to be the President and _____ respectively of the W. C. ALLEN & ASSOCIATES, INC. the within named bargainor, a corporation, and that (he) as such President and _____ (they) _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said W. C. Allen as such President, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Goodlettsville, TN on this the 15 ~~26th~~ day of February, 1999

My commission expires 5/26/02

_____
Notary Public

3421 03/01 0101 03CHECK 81-30

WARRANTY DEED

FROM

W. C. ALLEN & ASSOCIATES, I

TO

James R. & Peggy A. Coleman

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.

0554268

IDENTIFICATION REFERENCE

98 MAR -1 AM 10:37

DAVIDSON COUNTY, TN.

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

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

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0554268

IDENTIFICATION REFERENCE

99 MAR -1 AM 10:37

		CAMT	19000.00
		CON TX	70.30
		PRFEE	1.00
		WDEED	8.00
		CFEE	2.00
		TOTAL	81.30
		CHECK	81.30
03/01/99	01	10:35 0001	1421

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1430613