3

WARRANTY DEED

BOOK 11439 PG. 844

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF April 19 99

Notary Public

MY COMMISSION EXPIRES: ~~March 24, 2001~~ (AFFIX SEAL)

JEFF FARRIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE
My Commission Expires January 26, 2002

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Douglas C. Coats	Guaranty Trust Company	MAP 150-1
(NAME)	(NAME)	
2804 Creekview Drive	640 Broadmor Blvd., Suite 100	PARCEL 170
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Murfreesboro, TN 37129	
(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, Linda Smith, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Douglas C. Coats, unmarried

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:

BEING Lot No. 137, on the Plan of Edge-O-Lake Estates, Section 8, of record in Book 3700, Page 101, Register's Office for Davidson County, Tennessee,

SAID Lot No. 137 fronts 78 feet on the easterly side of Creekview Drive and runs back between lines 100.61 feet on the northerly side and 167.06 feet on the southerly side to a broken line at the rear on which it measures 124.72 feet thereon.

BEING the same property conveyed to Linda Smith by Quitclaim Deed from Denise Guyer, Trustee, of record in Book 7284, Page 936, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 4076, Page 565, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 2804 Creekview Drive, Nashville, TN 37217
(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 19th day of April 19 99

Linda Smith

Linda Smith

BOOK 11439 PG. 845

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 Linda Smith, 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 19th day of April, 1999.

Commission expires March 24, 2001

Notary Public

PATRICIA NICHOLS NOTARY PUBLIC AT LARGE TENN DAVIDSON

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

05764466

RECEIVED FOR REFERENCE

99 APR 20 PM 3:00

ELLEN SMITH, REGISTER
DAVIDSON COUNTY, TN.

4917 04/20 0101 02/40 CHECK 399.50

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11439 PG. 846

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

05764466

IDENTIFICATION REFERENCE

99 APR 20 PM 3:00

BILL GARRETT - REGISTER
DAVIDSON COUNTY, TN.

CAMT	105000.00
CON TX	388.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	399.50
CHECK	399.50

04/20/99 01 15:03 0001 4917

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1474870