WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5/7/99.

Notary Public

MY COMMISSION EXPIRES:. 6-26-2002
(AFFIX SEAL)

PATSI B. GREGORY NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN.

BOOK 11475 PG. 884

THIS INSTRUMENT WAS PREPARED BY
Liberty Escrow, Inc., 3918 Dickerson Road, Nashville, TN 37207

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: Bank	MAP-PARCEL NUMBERS
Richard J. Coogan	First American National	42
(NAME) 114 Holiday Dr.	(NAME) First American Center NA-4701	14
(ADDRESS) Nashville, TN 37207	(ADDRESS) Nashville, Tn 37237	48
(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,

Lewis Wade Prince and wife, Jean M. Prince,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Richard J. Coogan and wife, Ruth M. 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:

SEE ATTACHED EXHIBIT A

unimproved ☐
This is improved ☒ property, known as 114 Holiday Dr., Nashville, TN 37115
(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/our hand(s) this 7th day of May, 1999.

Lewis Wade Prince
Lewis Wade Prince

Jean M. Prince
Jean M. Prince

0586167
IDENTIF. & REFERENCE
99MAY 12 PM 1:48
ELL GAMBLE REGISTER
DAVIDSON COUNTY.
MAIL ENV.

93-365 RECORDED TO CHECK

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

EXHIBIT A
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being part of Lot No. 5 on the plan of Blair Estates, Section 2, of record in Book 2854 page 41 Register's Office for Davidson County, Tennessee.

Beginning at a point in the westerly margin of Holiday Drive at the intersection of Tuckahoe Drive; thence 70 feet south to an iron pin set, the northeasterly corner of Lot No. 5 and the southeasterly corner of Lot No. 4, the true point of beginning of Lot No. 5; thence south 27 degrees 23' 00" west, 132.40 feet to an iron pin set on said margin of Holiday Drive; thence with a curve to left (having a central angle of 24 degrees 10'00", a radius of 510.00 feet, and a chord bearing and distance of south 15 degrees 18'00" west, 213.52 feet) 215.11 feet to an iron pin set, the southeasterly corner of Lot No. 5 and the northeasterly corner of Estill Arrowood's tract of record in Deed Book 2922, page 561; thence along said Arrowood's tract, north 86 degrees 47'00" west; 30.28 feet to an iron pin set, the northwesterly corner of said Arrowood's tract and the southwesterly corner of Lot No. 5 and the easterly margin of Interstate 65; thence along said margin of Interstate 65, north 1 degree 51'18" West 341.66 feet to a concrete right-of-way monument found and the northwesterly corner of Lot No. 5 and the southwesterly corner of William Johnson's tract of record in Deed Book 7027, page 161; thence leaving said margin of Interstate 65, along Johnson's tract, south 88 degrees 21'44" east, 47.11 feet to an iron pin set, the southeasterly corner of Johnson's tract; thence along the easterly line of Johnson's tract, north 02 degrees 19'00" east, 38.50 feet to an iron pin set, the southwesterly corner of Lot No. 4, Melvin B. Rawl, of record in Deed Book 8034, page 620, and the northwesterly corner of Lot No. 5; thence along the southerly line of Lot No. 4, south 61 degrees 37'00" east, 123.75 feet to the point of beginning, containing 29,903.038 square feet or 0.686 acres, more or less.

BEING the same property conveyed to Lewis Wade Prince, unmarried by instrument of record in Book 9727 page 402, said Register's Office. Jean M. Prince, wife of Lewis Wade Prince, joins in this conveyance for the express purpose of conveying her marital interest in said property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Pubic in and for said County and State, the within named Lewis Wade Prince, and wife, Jean M. Prince, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who ackowledged that they executed the within instrument as their free act and deed for the purposes therein contained. Witness my hand and official seal at office in Nashville, Tennessee, this 7th day of May, 1999.

My Commission Expires:
6-26-2002

Patsi B. Gregory
Notary Public

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

PATSI B. GREGORY
NOTARY
PUBLIC
AT
LARGE
ROBERTSON COUNTY, TENN.

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

BOOK 11475 PG. 886

05861167

IDENTIFICATION REFERENCE

99 MAY 12 PM 1:48

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

AMT	95900.00
CON TX	354.83
PRFEE	1.00
MDEED	8.00
CFEE	2.00
TOTAL	365.83
CHECK	365.83

05/12/99 01 13:51 0001 5187

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1459832