Instr:200002080012830 Page: 1 OF 2
REC'D FOR REC 02/08/2000 10:23:47AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $777.00

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.] 26B
Fell Merwin		
150 Hunters Lane	New Owner	MAP:071-07-0
Hendersonville, TN 37075		
		PARCEL:201.00

[This instrument prepared by: Robert J . Notestine, III, Attorney, 104 Woodmont]
[Boulevard, Suite 115, Nashville, Tennessee 37205 99-12-9838]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, William M. Coats, unmarried (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto Fell Merwin, married (The "Grantee") his heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, TN, BEING Lot No. 7 on the Map of Trinity Heights, T. W. Crutcher, Trustee's Subdivision of Lot No. 3 of the William White Lands as of record in Book 332, page 4, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Said part of Lot No. 7 fronts 100 feet on the southerly side of Trinity Avenue and runs back 167.96 feet on the west line and 169.05 feet on the east line to an alley, and shows 100 feet on said alley.

Included, but excluded from the above legal is that portion of the property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 8369, page 158, said Register's Office.

Being the same property conveyed to, William H. Coats, by Warranty Deed from Hugh F. Bills and Frank F. White, Jr., of record in Book 10591, Page 819, Register's Office for Davidson County, Tennessee.

This description is the same as was used in the last deed of record.

This is improved property, known as 316 East Trinity Lane, Nashville, Tennessee 37207.

This conveyance is subject to:

1. **Taxes for the year 2000 and subsequent years,**
2. **Plan of record in Plat Book 332, page 4, said Register's Office for said County.**
3. **Right of Way of record in Book 8369, page 158, Register's Office for Davidson County, Tennessee.**

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON
[
[The actual consideration or value, whichever is greater for this
[transfer is $210,000.00
[
[Affiant
[Subscribed and sworn to before me this
[31st day of January, 2000.
[
[Notary Public
[
[My Commission Expires: 1-25-2003

DONALD E. KNIFFEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances,

estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 31st day of January, 2000..

William M. Coats

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 31st day of January, 2000, before me personally appeared William M. Coats, to me known to be the person who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and official seal at Nashville, Tennessee, this 31st day of January, 2000.

My Commission Expires 1-25-2003

DONALD E. KNIFFEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC