Davidson County DEEDQC
Recvd: 01/30/02 13:36 3pgs
Fees:22.00 Taxes:0.00
20020130-0013214

THIS INSTRUMENT PREPARED BY:
RONALD B. BUCHANAN, Attorney at Law
103 Hazel Path Court
Hendersonville TN 37075

THE PREPARER MAKES NO REPRESENTATIONS OR WARRANTIES AS TO THE ACCURACY OF THE DESCRIPTION OR THE STATUS OF THE TITLE OF THE PROPERTY. THIS DOCUMENT HAS BEEN PREPARED BASED ONLY UPON INFORMATION FURNISHED TO THE PREPARER.

QUITCLAIM DEED TO CREATE JOINT TENANCY WITH RIGHT OF SURVIVORSHIP

New Owner:	**Send Tax Bills To:**	**Map & Parcel:**
CHARLES R. COATS and wife, MELINDA S. COATS	**Charles R. Coats 1130 Overton Lea Road Nashville TN 37220**	**145 3 56** and 145 3 78

FOR AND IN CONSIDERATION of the love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to me and MELINDA S. COATS to create a joint tenancy with the right of survivorship, I, **CHARLES R. COATS**, by these presents do hereby quitclaim and convey unto **RONALD B. BUCHANAN, Trustee**, his successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described on ***Exhibit "A"*** attached hereto and made a part hereof.

And now, I, the said, **RONALD B. BUCHANAN, Trustee**, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto **CHARLES R. COATS and wife, MELINDA S. COATS,** as joint tenants with the right of survivorship, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, we have hereunto set our hands effective the 1st day of January, 2002.

CHARLES R. COATS

RONALD B. BUCHANAN, Trustee

STATE OF TENNESSEE
COUNTY OF SUMNER

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is no dollars ($-0-), which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before
me on this the 18th day of
January, 2002.

NOTARY PUBLIC

My Comm. Expires: 07-26-03

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared, CHARLES R. COATS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my Hand and Notarial Seal at office in Nashville, Tennessee, on this the 18th day of January, 2002.

NOTARY PUBLIC

My Comm. Expires: 07-26-03

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Davidson

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared, RONALD B. BUCHANAN, Trustee, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my Hand and Notarial Seal at office in Nashville ~~Hendersonville~~, Tennessee, on this the 18th day of January, 2002.

NOTARY PUBLIC

My Comm. Expires: 07-26-03

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EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 14, Block "B", on the Revised Plan of Lealand Manor, not of record, described according to a survey made by Lewis D. Justice, Surveyor, October 10, 1945, as follows:

BEGINNING on the northerly margin of Overton Lea Road, at the southwest corner of property conveyed to Jack C. Massey at Book 1380, Page 65, the corner of Lots Nos. 13 and 14; thence with the line between said lots northerly 460 feet to the southerly line of Lot No. 2; thence with the same westerly 80 feet to the southwest corner of said Lot No. 2; thence with the westerly line of said lot, northerly 69.4 feet to the corner of Lots Nos. 1 and 14; thence with the line between said lots, westerly 330.5 feet to the easterly margin of Granny White Pike, as widened; thence with the same southerly 444.2 feet to the beginning of a curve; thence around said curve with a radius of 20 feet southeasterly 31.28 feet to the northerly margin of Overton Lea Road; thence with the same easterly 415.4 feet to the beginning.

BEING the same property conveyed to Charles R. Coats by deed from Rita Chambers dated September 30, 1997, and filed for record in Book 10629, Page 363, Register's Office for Davidson County, Tennessee.