03

Realty Title 48-A

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is ~~$133,000.00~~ $134,000.00

Melinda Coats

Affiant

Subscribed and sworn to before me, this 5th day of April, 2002.

Notary Public
My commission expires:

NOTARY PUBLIC AT LARGE WILLIAMSON CO.

Davidson County DEEDWARR
Recvd: 04/12/02 13:52 2pgs
Fees:13.00 Taxes:488.40

20020412-0045698

Address of New Owner:	Send Tax Bills to:	Tax Information
Melinda Coats	Melinda Coats	147-05-196
4935 Danby Drive	1130 Overton Lea Road	
Nashville TN 37211	Nashville, TN 37220	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Frances T. Sperry, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Melinda Coats, hereinafter called the Grantees, their successors 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. 38, on the Plan of Caldwell Country Estates, Section I, of record in Book 2663, Pages 68 and 69, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Lawrence Sperry and wife, Frances T. Sperry by deed from Alton Givens, a single man, of record in Book 4820, Page 665, Register's Office for Davidson County, Tennessee. Lawrence Sperry having since died.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 4935 Danby Drive, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 5th day of April, 2002.

Frances T Sperry

Frances T. Sperry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Frances T. Sperry, with whom I am personally acquainted, and who acknowledged she executed the within instrument for the purposes therein contained

Witness my hand in Nashville, TN, this 5th day of April, 2002.

Notary Public

My Commission expires 3-14-2005