Davidson County DEEDWARR
Recvd: 11/18/05 08:34 3 pgs
Fees:18.00 Taxes:355.20

20051118-0139363

Prepared By & Return To:
Infinity Title, LLC
404 BNA Drive, Suite 307
Nashville, TN 37217
05-3164

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 96,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10th DAY OF November, 2005.

Notary Public

HUGH B SHOULDERS, JR
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 7-8-07
WILSON COUNTY

Commission Expiration:

ADDRESS OF NEW OWNER:
John Swift
P.O. Box 2226
Brentwood, TN 37024-2226

SEND TAX BILLS TO:
SAME AS OWNER

MAP-PARCEL:
082-130-026.00
082-130-027.00
081-160-659.00
082-130-025.00

WARRANTY DEED

FOR AND IN 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, **William C. Coleman, Jr. and wife, Brenda M. Coleman** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John Swift**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN ~~KNOX~~ DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE EXHIBIT "A" ATTACHED

Being the same property conveyed to William C. Coleman Jr. on 03/29/86, by deed from Mary Noonan Miller and Wesley Miller, filed for record on 04/11/86, in Book 6827, page 909, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William C. Coleman Jr. and wife, Brenda Coleman, on 07/08/91, by deed from Bennie Schwartz Trust, filed for record on 07/31/91, in Book 8409, page 228, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 900, 906, 908 & 912 Phillips Street, Nashville, Tennessee 37208.

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 unemcumbered, 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 10th day of November, 2005.

EXHIBIT "A" LEGAL DESCRIPTION:

Beginning at the northwest corner of Ninth Avenue North (formerly McLemore Street) and Phillips Street (formerly Haslam Street); thence northerly along the westerly margin of Ninth Avenue North, North 90 feet to the southerly margin of a private alley; thence westerly along the southerly margin of said alley 140.4 feet more or less; thence southerly along a line running parallel with Ninth Avenue North, 90 feet to the northerly margin of Phillips Street (formerly Haslam Street), thence easterly with the northerly margin of Phillips 140.8 feet, more or less, to the point of beginning.

Being the same property conveyed to William C. Coleman Jr. on 03/29/86, by deed from Mary Noonan Miller and Wesley Miller, filed for record on 04/11/86, in Book 6827, page 909, Register's Office for Davidson County, Tennessee.

Two tracts of land situated in Nashville, Davidson County, Tennessee, which are more particularly described as follows:

FIRST TRACT: Being a part of Lot 182 in John McNairy's Mansion House Tract, commencing at a point on the north side of Haslaw Street in North Nashville, Tennessee, being the southeast corner of a lot conveyed by A.V.S. Lindsley, Trustee, as Special Commissioner to John W. Lovell, as per deed of record in Book 71, page 223, or the R.O.D.C. Tenn., to which reference is made, and running thence northwardly with the said Lovell Line, now J.B. Daniel's Line, through the center of a dividing brick wall of a double house, 148 feet, more or less, to the southern margin of an alley; thence eastwardly and with the southern margin of said alley 29 feet more or less, to the west margin of another alley; thence southwardly with the western margin of the last mentioned alley 145 feet, more or less, to Haslam Street; thence westwardly with the northern margin of said Haslam Street, 31 feet and 6 inches, to the beginning, it being same property conveyed by S.A. Hendricks to P.F. Schmitt, March 10, 1916, by deed of record in Book 479, page 116, R.O.D.C. Tennessee, also being the same property conveyed by P.F. Schmitt and wife, Ollie Ann Schmitt to J.S. Daniel see Book 741, page 794;

SECOND TRACT: Being a house and lot on Haslam Street in the 9th Ward of Nashville, Tennessee, and beginning at the southeast corner of John W. Lovell to William Kempkau and running thence eastwardly with Haslam Street 45 feet to the center of a double brick wall; thence northerly with the center of said wall, 150 feet to a point in the edge of an alley at a point 29 feet west from the intersection of said alley, with another alley, running northwardly from said Haslam Street, the latter being first alley with 9th. Avenue North; thence westwardly with the southern margin of the first mentioned alley 41 feet to William Kempkau line; thence southwardly on a straight line to the beginning corner on Haslam Street, it is bounded on the west by the Kempkau property, now owned by Gorman and on the east by the property of Schmitt; and being same property conveyed by E.W. Griffin and wife, Ethel Griffin to C.H. Simpson, Trustee, (being Trustee for H.R. Simpson who also joins in the deed) by deed dated August 28, 1919, and of record in Book 533, page 433, R.O.D.C. Tennessee, and being the same property conveyed by deed from C.H. Simpson, Trustee, H.R. Simpson and wife, Bettie Simpson, to J.B. Daniel, covenants of general warranty, recorded in Book 542, page 635; also being the same property conveyed by quitclaim deed from E.E. Harroun, D.P. Hampton, Kate G. Hampton, E.W. Griffin, Ethel Griffin to J.B. Daniel, of record in Book 548, page 389.

Being the same property conveyed to William C. Coleman Jr. and wife, Brenda Coleman, on 07/08/91, by deed from Bennie Schwartz Trust, filed for record on 07/31/91, in Book 8409, page 228, Register's Office for Davidson County, Tennessee.

William C. Coleman, Jr.

Brenda M. Coleman

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William C. Coleman, Jr. and wife Brenda M. Coleman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 10th day of November, 2005.

Notary Public

HUGH B. SHOULDERS, JR
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 7-8-09
WILSON COUNTY

Commission Expiration:

STATE OF TENNESSEE
COUNTY OF _____

On this the _____ day of _____, 2005, before me personally appeared _____, to me known to be the person who executed the foregoing instrument in behalf of _____ as Attorney in Fact, and who acknowledged that he/she executed the same as the free act and deed of said _____. Witness my hand and official seal.

Notary Public

Commission Expiration:
