CMC Box 62

THIS INSTRUMENT PREPARED BY:
Sherrard & Roe (KAB)
424 Church Street, Suite 2000
Nashville, TN 37219

BOOK 9502 PG 565

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map & Parcel No.:
J. Michael Coleman and wife, Vicki A. Coleman 6713 Autumnwood Drive Nashville, TN 37221	SAME	155-8C-103

FOR AND IN CONSIDERATION of the sum of One Hundred Fifty Two Thousand Five Hundred Dollars ($152,500.00) J. Jeffrey Doerr and wife, Marilyn M. Doerr, (hereinafter collectively referred to as "Grantor"), have bargained and sold, and do hereby transfer and convey unto J. Michael Coleman and wife, Vicki A. Coleman (hereinafter referred to as "Grantee"), certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 103 on the Plan of POPLAR CREEK ESTATES, PHASE II, of record in Book 6900, pages 339-347, Register's Office for Davidson County, Tennessee; to which reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to J. Jeffrey Doerr and wife, Marilyn M. Doerr, by deed from Steve Hulan and wife, Janice D. Hulan, of record in Book 8313, page 20, Register's Office for Davidson County, Tennessee.

This is improved property known as 6713 Autumnwood Drive, Nashville, TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, and to the said Grantee's, heirs, successors and assigns forever. Grantor covenants that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those items set forth on Exhibit "A" attached hereto and incorporated herein by this reference. Grantor further covenants and binds themselves, their heirs, successors and assigns, to warrant and forever defend the title to said real estate to the said Grantee and to the said Grantee's heirs and assigns.

WITNESS our hands as of this 26th day of October, 1994.

GRANTOR:

J. Jeffrey Doerr

Marilyn M. Doerr

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Claudette M. Oliver, a Notary Public in and for the County and State aforesaid, personally appeared J. Jeffrey Doerr, and wife, Marilyn M. Doerr, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 26 day of October, 1994.

Claudette M Oliver
Notary Public

My Commission Expires:
3/23/96

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $152,500.00.

Affiant

Subscribed and sworn to before me, this the 26th day of October, 1994.

Claudette M. Oliver
Notary Public

My Commission Expires:
3/23/96

94 OCT 26 PM 12:01
REGISTER
DAVIDSON COUNTY, TN.

03029
IDENTIF. & REFERENCE

EXHIBIT "A"

PERMITTED EXCEPTIONS

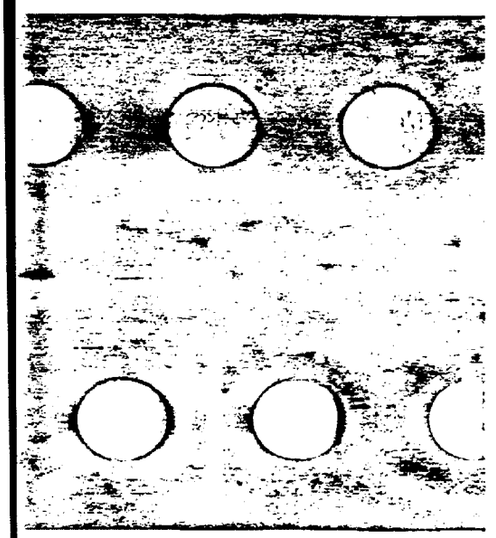
1. Taxes for 1995 and subsequent years, a lien not yet due and payable;

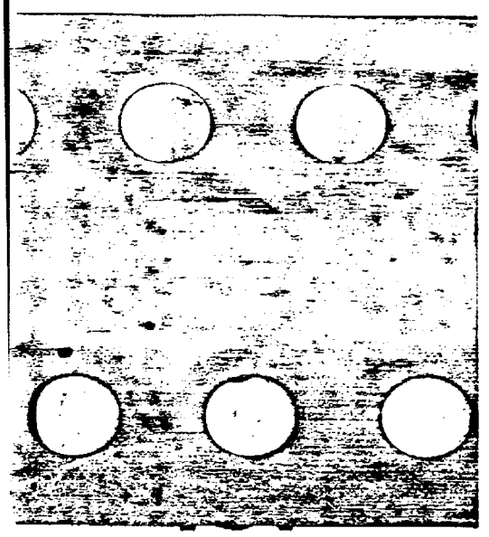
2. All matters shown on the Plan of Poplar Creek Estates, Phase II, of record in Book 6900, pages 339-347, Register's Office for Davidson County, Tennessee

3. Storm Water Detention Agreement of record in Book 7099, page 299, Register's Office for Davidson County, Tennessee.

4. Restrictive Covenants contained in instruments of record in Book 6474, page 346, amended in Book 6486, page 587, Book 6662, page 433, Book 6987, page 966, Book 7270, page 648, Book 7964, page 33, and in Book 9472, page 824, all in the Register's Office for Davidson County, Tennessee.

1644 10/26 0101 03CHECK 577.25





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9502 PG 568

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		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 152500.00
CON TX 564.25
PRFEE 1.00
WDEED 12.00
TOTAL 577.25
CHECK 577.25

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/26/94 01 14:01 0001 1644

03029
IDENTIF. ↑ REFERENCE

94 OCT 26 PM 2:01
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 847791