BOOK 9977 PG 437

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Alice A. Chadwell	GMAC Mortgage Corporation of PA	MAP and PARCEL
	Attn: Tax Dept.	
4908 Big Horn Drive	8360 Old York Road	65-9-14
Old Hickory, TN 37138	Elkins Park, PA 19027	

This instrument prepared by: Smith & Archer, P.C., 2605 Elm Hill Pike, Suite C
, Nashville, TN 37214 (Davidson County - Box 27B)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Shawn G. Coffman, by and through my lawful attorney-in-fact, Kim Coffman, and wife, Kim Coffman,** (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Alice A. Chadwell, unmarried** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Being Lot 44 on the Plan of Sherwood Forest Subdivision, Section 2, of record in Book 4300, Page 125, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Shawn G. Coffman and wife, Kim Coffman, by deed from Buddy Russell and wife, Sherri Russell, of record in Book 9390, Page 114, Register's Office for Davidson County, Tennessee.

This is property with a common address of 4908 Big Horn Drive, Old Hickory, TN 37138.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 4300, Page 125, said Register's office and all matters therein; 3) Restrictive Covenants of record in Book 4465, Page 184, as amended in Book 4482, Page 427, and Restrictive Covenants of record in Book 4546, Page 202, said Register's office.

96 MAR 13 AM 10:40 FILED & RECORDED IN REGISTER'S OFFICE DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 0159568

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater for this transfer is $81,000.00

Alice A. Chadwell
Affiant

Subscribed and sworn before me this 29th day of February, 1996

My Commission Expires: July 14, 1999

Notary Public

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are 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.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **29th** day of **February, 1996.**

Shawn G. Coffman

Kim Coffman

BY: Kim Coffman
Kim Coffman
Attorney-in-Fact

7844 03/13 0101 03CHECK 308.70

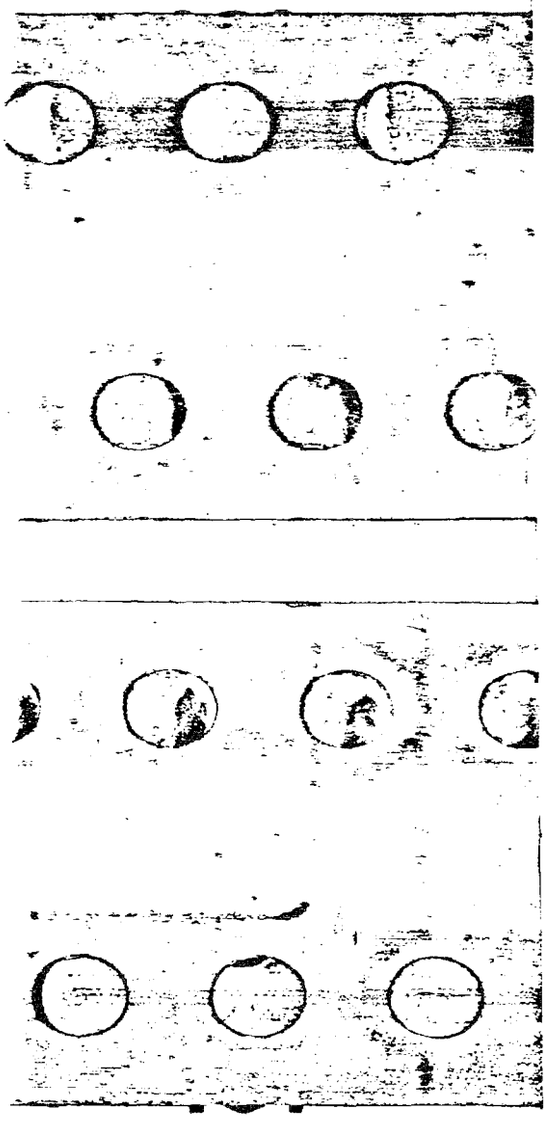
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for said county and state, the within named **Kim Coffman**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing (WARRANTY DEED) instrument for the purposes therein contained, and who further acknowledged that she executed the foregoing (WARRANTY DEED) instrument as the free act and deed of the said **Shawn G. Coffman**, for the purposes therein contained by virtue of a Limited Power of Attorney duly executed by the said **Shawn G. Coffman** and recorded simultaneously herewith.

WITNESS MY HAND AND OFFICIAL SEAL, on this the 29th day of February, 1996.

Notary Public
My Commission Expires: JUNE 14 1999

File No. 9602-072



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9977 PG 439

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 81000.00
CON TX 299.70
PRFEE 1.00
WDEED 8.00
TOTAL 308.70
CHECK 308.70

03/13/96 01 10:42 0001 7844

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0159568
IDENTIF. # REFERENCE

96 MAR 13 AM 10:40
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1015922