WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 114,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF February, 19 99

J. PHILLIP JONES
Notary Public

MY COMMISSION EXPIRES: November 27, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TODD B. COLEMAN	MORTGAGE PORTFOLIO SERVICES	61-12-93
(NAME)	(NAME)	
1220 PLYMOUTH AVENUE	4144 N. CENTRAL EXPRESSWAY, #900	15DZ-29610
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37216	DALLAS, TX 75204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, JOSEPH D. HORNER AND WIFE, MARIE A. HORNER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TODD B. COLEMAN AND KATHRYN K. COLEMAN, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 3 and the easterly half of Lot No. 2 on the Map showing the Re-Subdivision of certain lots in EASTDALE Place, of record in Book 974, page 22, said Register's Office.

Said Lot No. 3 and part of Lot No. 2 adjoin and together front 100.5 feet on the southerly side of Plymouth Avenue, as on the easterly line of Lot No. 3 and 144.55 feet more or less on the westerly line of part of Lot No. 2 to a dead line which measures 90 feet.

BEING the same property conveyed to JOSEPH D. HORNER AND WIFE, MARIE A. HORNER, by deed from Monica Miller and husband, BARRY W. MILLER, of record in Book 10466, page 363, Register's Office for DAVIDSON County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

4726 02/11 0101 03CHECK 434.65

SOURCE OF DESCRIPTION: Survey dated January 20, 1999, made by:
LESLIE FLOWERS, License No. 1659
JOHN KOHL & COMPANY, P.C.
400 Seventh Avenue South

*** CONTINUED ***

unimproved ( )
This is improved (X) property, known as 1220 PLYMOUTH AVENUE, NASHVILLE, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 unencumbered, 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 our hand s this 5th day of February, 19 99

Joseph D. Horner
JOSEPH D. HORNER

Marie A. Horner
MARIE A. HORNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOSEPH D. HORNER AND WIFE, MARIE A. HORNER

the bargainor S, 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 official seal at NASHVILLE, Tennessee, this 5th day of February, 1999.

Commission expires November 27, 1999

J. PHILLIP JONES
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

*** CONTINUATION

NASHVILLE, TN 37203

0547938
IDENTIF. → REFERENCE

99 FEB 11 AM 10:22

DAVIDSON COUNTY REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

BOOK 11337 PAGE 113

CAMT	114500.00
CON TX	423.65
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	434.65
CHECK	434.65

02/11/99 01 10:22 0001 4726

0547938
IDENTIF. ↑ REFERENCE

99FEB 11 AM 10:22
REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1424006