(2)

BOOK 11609 PAGE 471

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U6213320

THIS INSTRUMENT PREPARED BY:
Douglas A. Brace
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375

WARRANTY DEED

Name and Address of New Owner:
Susannah Marcus
908 Holly Forest
Nashville, Tennessee 37221

Send Tax Bills To:
Sunshine Mortgage Corporation
P.O. Box 9274
Marietta, Georgia 30065

Street Address of Subject Property:
908 Holly Forest
Nashville, Tennessee 37221

Map-Parcel No:
Map 142-08-B
Parcel 80.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **JOHN R. COLEMAN, JR.**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **SUSANNAH MARCUS**, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain conominium apartment in Davidson County, Tennessee, being Unit No. 80 on the Plan of Coronado, Phase III, of record in Book 5200, page 67, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to John R. Coleman, Jr., by deed from Joyce J. Jones, a single person, of record in Book 9711, page 796, said Register's Office.

Jennifer R. Coleman, wife of John R. Coleman, Jr., hereby joins in the execution of this instrument in order to convey any and all marital interest in the subject property.

The conveyance of the above described parcel of land is subject to the following:

1. 1999 Metropolitan Davidson County taxes which have been prorated by the parties and assumed by the Grantees;

2. All matters shown on the Plan of record in Book 5200, page 67, Register's Office for Davidson County, Tennessee; and

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REGISTER'S OFFICE
AFFIXED
$.50 CO 0101 08/06/99

3. Master Deed and By-Laws of record in Book 4901, page 679, as amended in Book 4901, page 702, Book 5202, page 329, Book 5306, page 241, Book 5522, page 675, and Book 5869, page 269, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 3rd day of August, 1999.

John R. Coleman, Jr. by
JOHN R. COLEMAN, JR. BY GANIA CLAYTON
AS ATTORNEY IN FACT
Gania Clayton Attorney in Fact.

Jennifer R. Coleman by
JENNIFER R. COLEMAN BY GANIA CLAYTON AS
ATTORNEY IN FACT
Gania Clayton, Attorney in Fact.

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 Gania Clayton with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of John R. Coleman, Jr. and wife, Jennifer R. Coleman as their Attorney-in-Fact, as the free act and deed of the within named John R. Coleman, Jr. and wife, Jennifer R. Coleman.

Witness my hand this 3rd day of August, 1999

Richard W. Sebastian
Notary Public

My Commission Expires: 1/27/2001

RICHARD W. SEBASTIAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Richard W. Sebastian
My Commission Expires
January 27, 2001
STATE OF TENNESSEE

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater, for this transfer is $146,000.00.

Affiant

Subscribed and sworn to before me, this the 3rd day of August, 1999.

NOTARY PUBLIC

My commission expires: 1 | 27 | 2001

RICHARD W. SEBASTIAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Richard W. Sebastian
My Commission Expires
January 27, 2001
STATE OF TENNESSEE

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11609 PAGE 474

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

062320

IDENTIF. # REFERENCE

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REGISTER
DAVIDSON COUNTY, TN.

CAMT	146000.00
CON TX	540.20
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	555.20
CHECK	555.20

08/06/99 01 12:55 0001 2868

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1501063