WARRANTY DEED

BOOK 11628 PAGE 18

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 308,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF August 1999

Notary Public

MY COMMISSION EXPIRES 3/21/2001 (AFFIX SEAL)

mail

THIS INSTRUMENT WAS PREPARED BY
SETCO, 5120 Virginia Way, Suite C22, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Abbie W. Coffman	America's Wholesale Lender	171-3A-98
(NAME)	(NAME)	
4741 Potomac Lane	750 Old Hickory Blvd., #180	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(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, Elizabeth S. Dowda and husband, Robert E. Dowda

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Abbie W. Coffman and husband, Walter N. Coffman, Jr.

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. 226 on the Plan of Fredericksburg, Section Four, of record in Book 7900, Page 509 and in Book 7900, Page 749, Register's Office for Davidson County, Tennessee. Said Plat of record in Plat Book 7900, Page 749 was voided, vacated and superseded by Amendment to Lot 226, Section Four, Fredericksburg, of record in Book 6050, Page 577, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert E. Dowda and Elizabeth S. Dowda by deed from Radnor Homes, Inc. of record in Book 9710, Page 178, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Book 10541, Page 115, Register's Office for said County, TN, Robert E. Dowda conveyed his interest in subject property to Elizabeth S. Dowda.

This conveyance is subject to the following: Taxes for the year 1999 which has been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the plan of record in Book 7900, page 509 as amended in Book 6050, page 577; Declaration of covenants, conditions and restrictions of record in Book 7798, page 843, Book 8920, page 65, Book 9500, page 393 and Book 9860, page 840; Charter of Fredericksburg Homeowner's Association, Inc. of record in Book 8920, page

CONTINUED

unimproved ( )
This is improved (X) property, known as 4741 Potomac Lane, Brentwood, Tennessee 37027
(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 18th day of August 1999

Elizabeth S. Dowda

Robert E. Dowda

08/18/1999 0101 03CHECK 1150.60

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Elizabeth S. Dowda and husband, Robert E. Dowda

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 Brentwood, Tennessee, this 18th day of August 1999.

Commission expires

T. HOOD
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires November 4, 2001

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 .

My commission expires

Notary Public

LEGAL DESCRIPTION CONTINUATION

40; By-Laws in Book 8920, page 45; Easements of record in Book 7993, page 269, Book 7851, page 712, Book 10208, page 768 and Book 10208, page 811; Dees of Conveyance for water and sewerage services of record in Book 9698, page 81; all of record in the Register's Office for Davidson County, Tennessee.

Robert E. Dowda joins in this conveyance for the purpose of conveying all right, title and interest he might have in and to the above described property as spouse of Elizabeth S. Dowda.

0626701
RECEIVED FOR REFERENCE
99 AUG 20 AM 10:29
REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11628 PAGE 20

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

0626701

99 AUG 20 AM 10:29

CAMT
308000.00
CON TX 1139.60
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 1150.60
CHECK 1150.60
08/20/99 01 10:29 0001 8644

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1504668