This Instrument Prepared By:
Brokers Escrow Services, Inc.
P. O. Box 140255
211 Donelson Pike, Suite 2
Nashville, Tennessee 37214

Instr:200003100026004 Page: 1 OF 2
REC'D FOR REC 03/10/2000 11:14:43AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $277.50

ADDRESS NEW OWNER:
CATHERINE A. COFFMAN
2921 Lakeland Drive
Nashville, Tennessee 37214

SEND TAX BILL TO:
To Mortgagee

MORTGAGEE:
FT MORTGAGE COMPANIES
d/b/a SUNBELT NATIONAL MORTGAGE
4000 Horizon Way
Irving, Texas 75063

MAP **096-14-0**
PARCEL **53.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **DONNA R. DUTY, unmarried,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **CATHERINE A. COFFMAN, unmarried**, hereinafter called the GRANTEE, her heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 400 on the plan of Cloverhill, Section No. VII, of record in Plat book 2133, Page 92, Register's Office for said County, to which plat reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Donna R. Duty, unmarried, by Deed from James G. Spradley and wife, Michelle M. Spradley of record in Book 10430, Page 213, Register's Office for Davidson County, Tennessee.

This is improved property known as 2912 Lakeland Drive, Nashville, Tennessee 37214.

Taxes for the current year have been settled between the parties. This conveyance is also made subject to the following matters:

1. Subject to plan of record in Plat Book 2133, Page 92, Register's Office for Davidson County, Tennessee.
2. Restrictions of record in Book 2273, Page 88, Register's Office for Davidson County, Tennessee.

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 she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out and GRANTOR does further covenant and bind herself, her heirs and representatives, 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.

WITNESS my hand this the 29th day of February, 2000.

DONNA R. DUTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **DONNA R. DUTY**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 29th day of February, 2000.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

My Commission Expires: 2-3-2001

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $75,000.00.

AFFIANT

Subscribed and sworn to before me on this 29th day of February, 2000.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

My Commission Expires: 2-3-2001