# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 197,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF March, 2000

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DANIEL PATRICK KINZER NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.
My Commission Expires 10-14-2003

**THIS INSTRUMENT WAS PREPARED BY**

American Title Company, Inc., 170 Cude Lane, Madison, TN 37115

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| William R. Coleman (NAME) | Aegis Mortgage Corp. e/b/a New (NAME) | 171-7-3.00 |
| 6461 Cloverland Dr (ADDRESS) | 56 West Main Street Ste 204 (ADDRESS) | |
| Brentwood, Tennessee 37027 (CITY) (STATE) (ZIP) | Christiana, DE 19702 (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, William R. Berry **unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William R. Coleman and wife, Serena E. Coleman

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:

Property located at 6461 Cleveland Drive, Brentwood, TN, County of Davidson, AND:

LAND in Davidson County, Tennessee, being Lot No. 3 on the Plan of Cloverland Acres, Section I, as of record in Book 4300, Page 132, Register's Office for said county.

Said Lot No. 3 fronts 183.00 feet on the southerly margin of Cloverland Drive and extends back 294.68 feet on the westerly side and 155.00 feet on the easterly side to a broken line on the rear line which measures 238.31 feet thereon.

BEING the same property conveyed to William R. Berry by Quitclaim Deed from Helen H. Berry which deed is of record in Book 8927, Page 990, Register's Office for Davidson County, Tennessee.

Instr:200003220029362 Page: 1 OF 2
REC'D FOR REC 03/22/2000 4:09:23PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $728.90

unimproved ( )
This is improved ( X ) property, known as 6461 Cloverland Dr. 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 my hand this 16th day of March, 2000

William R. Berry

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 William R. Berry

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 16th day of March 2000.

Commission expires _____

Notary Public

DANIEL PATRICK NUNN NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

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 _____.

My Commission Expires 10-14-2003

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

My commission expires _____

Notary Public