Instr:200005010043403 Page: 1 OF 2
REC'D FOR REC 05/01/2000 5:30:07PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $438.45

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,500.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 25th day of April, 2000.

Notary Public

My Commission Expires: 11-18-01

DONALD R. BARRETT, JR. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
John T. Emmitt and Elizabeth C. Emmitt
184 Tusculum Road
Antioch, Tennessee 37013

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map/parcel: 162-02-0-006.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Robert L. Coffman and wife, Lisa L. Coffman,** hereinafter referred to as Grantors, hereby transfer and convey to **John T. Emmitt and wife, Elizabeth C. Emmitt,** hereinafter referred to as 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. 6 on the Plan of Colewood Acres, Section 1, of record in Book 3700, page 59, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert L. Coffman and wife, Lisa L. Coffman by Warranty Deed from Paul Terry Holland and wife, Erlene J. Holland of record in Book 10353, page 867 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

The Plan of record in Plat Book 3700, Page 59, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 4003, Page 11, Register's Office for Davidson County, Tennessee.

All other easements and restrictions of record in said Register's Office.

County/City Taxes for the year 2000 are a lien not yet due and payable . Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 184 Tusculum Road, Antioch, Tennessee 37013.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 25th day of April, 2000.

Robert L. Coffman

Lisa L. Coffman

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 Robert L. Coffman and wife, and Lisa L. Coffman, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of April, 2000.

Notary Public

11/19/01
My Commission Expires

DONALD R. BARRETT NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

01641-BW