Instr:200007060066766 Page: 1 OF 2
REC'D FOR REC 07/06/2000 8:22:40AM
RECORD FEE: $11.00
T. TAX: $0.00 T. TAX: $221.63

File Box 24

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

ADDRESS NEW OWNER:
Phyllis R. Coleman
1617 Eastside Avenue
Nashville, TN 37206

SEND TAX BILL:
Tucker Federal Bank
D/B/A Prime Lending
P.O. Box 211788
Augusta, Georgia 30917-1788

MAP AND PARCEL:
MAP 94-2
PARCEL 21
23W-01640

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Robert Lewis Graves, a widower, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Phyllis R. Coleman, / unmarried, 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:

BEING Lot No. 267, on the Plan of Edgefield Land Company's First Subdivision, of record in Plat Book 57, Page 130, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Robert Lewis Graves and wife, Clara J. Graves, by deed from Arthur W. Gibson, Jr. and wife, Betty Ann G. Gibson of record in Book 3536, Page 587, Register's Office for Davidson County, Tennessee. the said Clara J. Graves having since died.

This is the same description as in previous deed of record.

This conveyance is subject to any and all easements, if any.

This is improved property known as 1617 Eastside Avenue, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Phyllis R. Coleman,/ unmarried, their heirs and assigns, forever; and I, Robert Lewis Graves, a widower 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 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 25th day of June, 1999.

Robert Lewis Graves

Robert Lewis Graves

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Robert Lewis Graves, a widower the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 25th day of June, 1999.

Irene W. Floyd

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 1/27/2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is ~~greater~~, for this transfer is $ 59,900.00

AFFIANT

Subscribed and sworn to before me this 30th day of June, ~~1999~~ 2000

NOTARY PUBLIC

My Commission Expires: ~~1/27/2001~~ 1-26-2003

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.