Davidson County DEEDWARR
Recvd: 12/01/00 12:15 3pgs
Fees:15.00 Taxes:732.60
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THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 17626**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $198,000.00 Affiant Subscribed and sworn to before me, this 30th day of November, 2000. Notary Public My Commission Expires: 11/29/03

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
MR/MRS. DANIEL A. NICHOLS 7144 Poplar Creek Trace Nashville, Tennessee 37221	HOMESIDE LENDING, INC. 7301 Baymeadows Way Jacksonville, Florida 32256	MAP 155-8-C PAR 65.00CO FB 9D80311

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, MICHAEL D. COLEMAN, JR. AND WIFE, SONYA C. COLEMAN ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to DANIEL A. NICHOLS AND WIFE, ELYSHA R. S. NICHOLS ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 7144 Poplar Creek Trace, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of November, 2000.

Michael D. Coleman, Jr. by Louis Belote Atty. in Fact
MICHAEL D. COLEMAN, JR.
BY LOUIS R. BELOTE AS ATTORNEY-IN-FACT
BY POWER OF ATTORNEY BEING RECORDED
SIMULTANEOUSLY HEREWITH.

Sonya C. Coleman
SONYA C. COLEMAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, SONYA C. COLEMAN, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of November, 2000.

My Commission Expires: 11/29/03

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Louis R. Belote, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said Michael D. Coleman, Jr. and is authorized by the said Michael D. Coleman, Jr. to execute this instrument on his behalf.

Witness my hand, at Office, this 30th day of November, 2000.

Notary Public

My Commission Expires: 11/29/03

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 65 on the Plan of Poplar Creek Estates Phase Two, as of record in Plat Book 6900, pages 339 thru 347, amended in Plat Book 7900, pages 888 and 889, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Michael D. Coleman, Jr., and wife, Sonya C. Coleman by deed from Pam W. Russell, unmarried, of record in Book 9957, page 614, said Register's Office.

This conveyance is made subject to: (1) Restrictions of record in Book 6804, page 536, Book 6474, page 346, Book 6486, page 587, Book 9472, page 824, Book 6662, page 443, Book 6987, page 966, Book 7270, page 648, Book 7964, page 33; (2)Charter of record in Book 7120, page 125; (3) Storm water detention agreement of record in Book 7099, page 299; and (4) All matters appearing on the Plan of record in Plat Book 6900, pages 339 thru 347, Plat Book 7900, pages 888 and 889, said Register's Office.