ADDRESS NEW OWNER and
SEND TAX BILLS:
TERRY LYNN NELMS
809 Running Deer
Nashville, TN 37221

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, Tennessee

Davidson County DEEDWARR
Recvd: 01/12/01 09:33 2pgs
Fees:11.00 Taxes:473.60
20010112-0003858

MAP PARCEL NUMBER:
142 - 8 - B 86

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED TWENTY EIGHT THOUSAND DOLLARS ($128,000.00), cash in hand paid, the receipt of which is hereby acknowledged and other good and valuable considerations, LYMAN JACKSON ROBERTS, II and wife, VICKY L. ROBERTS, hereinafter called GRANTORS, have this day bargained and sold and by these presents transfer and convey to TERRY LYNN NELMS, hereinafter called GRANTEE, his heirs, successors and assigns forever the following described property, to wit:

> Land in Davidson County, Tennessee, being part of Coronada, a Condominium, Phase IV, as shown on the Plan of record in Book 5200, Page 217, Register's Office for said County, and being particularly described as follows:
>
> Unit No. 86 on said plan, being located at 809 Running Deer, as established in the Master Deed of record in Book 4901, Page 679, as amended in Book 5202, Page 329, Book 5306, Page 241, and Book 5522, Page 675, and By-Laws of record in Book 4901, page 702, Register's Office for Davidson County, Tennessee, establishing a Horizontal Property Regime with respect to the Coronada Condominium Association, Inc.
>
> Being the same property conveyed to Lyman Jackson Roberts, II and wife, Vicky L. Roberts by deed of record in Book 10140, Page 869, Register's Office for Davidson County, Tennessee.
>
> Subject to all matters shown on the above referenced plat and to restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEE, his heirs, successors and assigns, forever.

GRANTORS covenant with GRANTEE that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as herein provided.

OLDHAM & FERGUSON
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

GRANTORS further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to the said land to GRANTEE, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 11 day of January, 2001.

LYMAN JACKSON ROBERTS, II

VICKY L. ROBERTS

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, LYMAN JACKSON ROBERTS, II and wife, VICKY L. ROBERTS, the within named bargainors with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 11 day of January, 2001.

NOTARY PUBLIC

My Commission Expires:
12/16/01

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $128,000.00.

AFFIANT

Subscribed to and sworn before me, this the 11 day of January, 2001.

NOTARY PUBLIC

My Commission Expires:
12/16/01

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