Davidson County DEEDWARR
Recvd: 02/28/01 14:45 2pgs
Fees:11.00 Taxes:784.40

20010228-0018714

Prepared by:
Amy Cross Nance
Attorney at Law
7065 Moore's Lane
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $212,000.00

Affiant

Subscribed and sworn to before me, this 26 day of February 2001.

Notary Public
My commission expires: 04/20/03

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

Address of New Owner:	Send Tax Bills to:	Tax Information
John A. Coleman	Suntrust Bank, Nashville	142-13-A/64.00
7005 Northridge Dr.	201 4th Avenue North	
Nashville TN 37221-0000	Nashville, TN 37203	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Andrew T. Doris, II and wife Athena A. Doris hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to John A. Coleman an unmarried person hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 64 on the Plan of Phase I Boundary Plat of Riverside of record in Book 6900 Page 490, 491, and 492 and revised in Book 6900, Page 784, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Andrew T. Doris, II, and wife, Athena A. Doris by deed from Steven J. Charous, and wife, Rebecca W. Charous of record in Book 10084, Page 601, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2001 taxes a lien which are not yet due and payable. 2) All matters appearing on plan of Phase I Boundary Plat of Riverside of record in Book 6900 Page 490, 491, and 492, and revised in Book 6900, Page 784, Register's Office for Davidson County, Tennessee. 3) Right of way easement of record in Book 6972, Page 45. 4) Waterline Easement of record in Book 6970, Page 275 and 281. 5) Sanitary Sewer line easements of record in Book 7803, Page 642. 6) Public Utility Easement of record in Book 6970, Page 278.. 7) Ingress Egress Easement of record in Book 7103, Page 48 and further described in Book 7215, Page 896 and 899. 8) Sanitary Easement of record in Book 10482, Page 708. 9) Covenants, conditions, restrictions reservations, easements liens for assessements, options powers of attorney, and limitations on title set forth in restrictions recordeded in Book 7185, Page 619 and in Book 7405, Page 780 and in any allied instruments(s) referred to in said restrictions. 10) Charter for Riverside Homeowners Association of record in Book 7829, Page 703.

This property is improved property known as 7005 Northridge Dr., Nashville, Tennessee 37221-0000

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves,

their heirs, assigns and representatives, to warrant and forever defend the title to said

land to said Grantee(s), 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 _____ day of February, 2001.

Andrew T. Dorris, II,

By: Andrew T. Dorris II by Dorothy Hines attorney in fact
Dorothy Hines, Attorney-In-Fact

Athena A. Dorris

By: Dorothy Hines
Dorothy Hines, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 26th day of February, 2001 before me personally appeared Dorothy Hines to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Andrew T. Dorris, III and acknowledged that such person executed the same as the free act and deed of Andrew T. Dorris, III

Notary Public

My Commission expires 4/20/03

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 26th day of Feby, 2001 before me personally appeared Dorothy Hines to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Athena A. Dorris acknowledged that such person executed the same as the free act and deed of Athena A. Dorris.

Notary Public

My Commission expires 4/20/03