THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075
OUR FILE NUMBER: 10514B

MAP/GROUP/PARCEL: 052-08-0-A/195.00 CO

NEW OWNER'S NAME AND ADDRESS:
SHELLEY V. COES
1020 SHAWNEE ROAD
Madison, TN 37115

SEND TAX BILLS TO:
NEW OWNER

Davidson County DEEDWARR
Recvd: 04/05/01 13:12 2pgs
Fees:11.00 Taxes:351.50
20010405-0033429

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, we, RICHARD A. NELSON and JOY J. NELSON, husband and wife, hereinafter called Grantors, do hereby transfer and convey unto SHELLEY V. COES, a single woman, her heirs and assigns, hereinafter called Grantee, property described as follows:

LAND in Davidson County, Tennessee, being Lot No. 195, on the Plan of Heron Walk, Phase One, Section One, as shown on plat of record in Plat Book 9700, Page 173, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

The subject property is improved property commonly known as 1020 Shawnee Road, Madison, Tennessee 37115

BEING the same property conveyed to grantors herein by deed of record in Book 11409, Page 541, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. 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 for current taxes, and restrictions and easements or record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Richard A Nelson By Karen Rossi Attorney In Fact
RICHARD A. NELSON
By: Karen Rossi, Attorney in Fact

Joy J Nelson By Karen Rossi Attorney In Fact
JOY J. NELSON
By: Karen Rossi, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Karen Rossi as Attorney in Fact for RICHARD A. NELSON and JOY J. NELSON, husband and wife, with whom I am personally acquainted, and made oath that she as such Attorney in Fact with full power and authority so to do executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 3rd day of April, 2001.

NOTARY PUBLIC

My Commission Expires:

10/15/03

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value whichever is greater of this transfer is $95,000.00.

AFFIANT

Sworn to and subscribed before me, this 3rd day of April, 2001.

NOTARY PUBLIC

My Commission Expires:

10/15/03