This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Record & Return To:
[illegible]

ADDRESS NEW OWNER:
Peggy Bowling
1003 3rd Ave. South
Nashville, TN 37210

SEND TAX BILL TO:
Owner

MORTGAGEE:

MAP **171**
GROUP
PARCEL **73**

Davidson County DEEDWARR
Recvd: 06/27/01 09:33 2pgs
Fees:11.00 Taxes:555.00
20010627-0067919

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 and sufficiency of which are hereby acknowledged, **Martin M. Coleman and wife, Ruth T. Coleman** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Peggy Bowling**, hereinafter called the "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 2 on a plan of lots entitled Bowling-Coleman Subdivision, of record in Plat Book 7900, page 644, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.
>
> Being the same property conveyed to Martin M. Coleman and wife, Ruth T. Coleman by deed from Harold M. Cohen as Executor Under the Will of Max Friedman of record in Book 9223, page 709, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is made subject to those agreements and matters set forth in deed of record in Book 9223, page 709, said Register's Office.

This conveyance is further made subject to real property taxes for 2001 and subsequent years.

This is improved property known as 5681 Cloverland Dr., Brentood, Tennessee 37027.

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", her heirs and assigns, forever, and, GRANTORS do covenant with the said "GRANTEE" that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and her heirs and assigns, against the lawful claims of all persons whomsoever. Whereever 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 our hands this the 21st day of June, 2001.

Martin M. Coleman

Ruth T. Coleman

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Martin M. Coleman and wife, Ruth T. Coleman**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 21st day of June, 2001.

NOTARY PUBLIC

My Commission Expires: 8-8-01

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $150,000.00.

AFFIANT

Subscribed and sworn to before me on this 21st day of June, 2001.

NOTARY PUBLIC

My Commission Expires: 8-8-01