STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00.

Robert B Coleman
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 24th day of July, 2001.

Notary Public

My Commission Expires: 11/18/01

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 07/30/01 11:21 2pgs
Fees:13.00 Taxes:758.50
20010730-0080402

ADDRESS NEW OWNER(S) AS FOLLOWS:
Robert B. Coleman
127 Kenner Avenue
Nashville, Tennessee 37205

SEND TAX BILLS TO:
Franklin Financial Mortgage, Inc.
206 East Main Street
Franklin, Tennessee 37064

MAP-PARCEL NUMBERS:
116-030-085.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jeffrey J. Zimmer and Phoebe M. Zimmer** hereinafter referred to as Grantors, hereby transfers and conveys to **Robert B. Coleman, an unmarried person** hereinafter referred to as Grantees, their 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 the northlery 50 feet of Lot No. 74 on the Plan of Kenner-Manor Land Co's Second Subdivision of the Kenner Tract, of record in Book 421, page 100, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jeffrey J. Zimmer and Phoebe M. Cheek by deed from Gregory Paul Penn and wife, Amy Penn of record in Book 10921, page 938, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2001, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 421, Page 100, Register's Office for Davidson County, Tennessee.

All other easements, restrictions and matters of record.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2001 are a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 127 Kenner Avenue, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEES**, 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 24th day of July, 2001.

Jeffrey J. Zimmer

Phoebe M. Zimmer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeffrey J. Zimmer and Phoebe M. Zimmer, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of July, 2001.

Notary Public

11-18-01
My Commission Expires

03560-BW