PREPARED BY:
BALDWIN LAND TITLE. PLLC
228 JACKSON MEADOWS
HERMITAGE, TN 37076

Davidson County DEEDWARR
Recvd: 10/10/01 11:39 2pgs
Fees:13.00 Taxes:407.00

20011010-0110359

WARRANTY DEED

THIS INDENTURE is made and entered into this **26th** day of **September, 2001** between **TAMBERLY D. MANOR-COLEMAN and STEVE COLEMAN, husband and wife** , GRANTOR, and **CLIFTON E. NEWBELL and JACQUELINE L. NEWBELL, husband and wife** , GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **MADISON,**, County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Marlin Meadows, of record in Plat Book 8250, page 747, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Tamberly D. Manor, unmarried by deed from Universal Builders, LLC of record in Book 11000, Page 200, Register's Office for Davidson County, Tennessee. Tamberly D. Manor has since married Steve Coleman and now goes by Tamberly D. Manor-Coleman.

Tamberly D. Manor, Tamberly D. Manor-Coleman and Tamberly D. Coleman are one and the same person.

THIS CONVEYANCE IS SUBJECT TO taxes for the year 2001 which have been prorated and assumed by the Grantee(s); all matters appearing of record in Book 8250, page 747; Deed of Conveyance of record in Book 11201, page 784; any and all zoning regulations, easements, right of ways, setback lines, restrictions, etc. of record in the Register's Office, Davidson County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

Steve Coleman, spouse of Tamberly D. Manor-Coleman, joins in this conveyance to convey any and all interest, marital or otherwise, that he may have in the above referenced property, now or hereafter.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

Tamberly D. Manor Coleman
TAMBERLY D. MANOR-COLEMAN
Signature of Seller

Steve Coleman
STEVE COLEMAN
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **TAMBERLY D. MANOR-COLEMAN and STEVE COLEMAN, husband and wife** , the within named 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 instrument for the purposes therein contained.

Witness my hand, at office, this **26th** day of **September, 2001**.

Notary Public

My Commission Expires: 9/28/02

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires September 28, 2002

Name and Address of Property Owner:

CLIFTON E. NEWBELL and JACQUELINE L. NEWBELL
200 MARLIN COURT
MADISON, TN 37115

Property Address:

200 MARLIN COURT
MADISON, TN 37115

Person Responsible for Taxes:

FRANKLIN AMERICAN MORTGAGE COMPANY
501 CORPORATE CENTRE DRIVE, SUITE 400
FRANKLIN, TN 37067

Parcel #: 42 H ,100

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$110,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **26th** day of **September, 2001.**

Notary Public

My Commission Expires: 9/28/02

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires September 28, 2002

RETURN TO:

BALDWIN LAND TITLE. PLLC
228 JACKSON MEADOWS
HERMITAGE, TN 37076