C.2

Deed Bk 487

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF February, 2002.

Notary Public

MY COMMISSION EXPIRES: 5/30/04
(AFFIX SEAL)

CATHERINE R. VASS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES MAY 30th 2004

Davidson County DEEDWARR
Recvd: 03/01/02 14:31 2pgs
Fees:13.00 Taxes:296.00

20020301-0026254

THIS INSTRUMENT WAS PREPARED BY

Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew C. Crouse (NAME)	1st Trust Bank for Savings (NAME)	MAP 133-2
252 Sunrise Avenue (ADDRESS)	P.O. Box 17257 (ADDRESS)	PARCEL 5
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Memphis, TN 38120 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, L. H. Coleman and wife, Anne Marie Coleman and Paul H. Coleman, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Matthew C. Crouse and wife, Elizabeth*Shadbolt
*R.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 19 on the Plan of William Lee's Subdivision of the Roth Property, as of record in Book 1130, page 67, Register's Office for Davidson County, Tennessee.

Said Lot No. 19 fronts 60 feet on the northerly side of Sunrise Avenue and runs back 181.07 feet on the easterly line and 180.42 feet on the westerly line to the south line of Lot "C", measuring 60 feet thereon.

Being the same property conveyed to L. H. Coleman and wife, Anne Marie Coleman and Paul H. Coleman by deed from Thomas A. White, Executor of the Estate of Dorothy Horton White, deceased and Trustee under the Will of Dorothy Horton White of record in Instrument No. 20001218-0123803, Register's Office for Davidson County, TN.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 1130, page 67, said Register's Office.

Taxes for the year 2002 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

unimproved ( )
This is improved (X) property, known as 252 Sunrise Avenue, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our 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 our hand s this 21st day of February, 2002

L. H. Coleman by Paul H Coleman — Paul H. Coleman
L. H. Coleman — Paul H. Coleman

Anne Marie Coleman by Paul H Coleman
Anne Marie Coleman — Attorney in fact

L. H. Colemand and Anne Marie Coleman by Paul H. Coleman by Power of Attorney of record in Instrument No. 20020301-0026253 Register's Office for Davidson County, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paul H. Coleman

the bargainor ____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 21st day of February, 2002.

Commission expires 3-26-05

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, ____ a Notary Public within and for the State and County aforesaid, personally appeared ____ and ____ with whom I am personally acquainted and who upon ____ oath(s) acknowledged ____ to be the ____ and ____ respectively of the ____ the within named bargainor, and corporation, and that ____ as such ____ and ____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said ____ as such ____, and attesting the same by the said ____ as such ____.

Witness my hand and official seal at office at ____ on this the ____ day of ____, ____.

My commission expires ____

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On February 21, 2002, before me personally appeared Paul H. Coleman to me known to be the person who executed the foregoing instrument in behalf of L. H. Coleman and wife, Anne Marie Coleman and acknowledged that he executed same as the free act and deed of said above mentioned for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of February, 2002.

My Commission Expires:
3-26-05

Notary Public