Davidson County DEEDWARR
Recvd: 05/02/02 12:54 2pgs
Fees:13.00 Taxes:327.45

20020502-0054140

WARRANTY DEED

COLEMAN-H02124

STATE OF Tennessee
COUNTY OF Chatham

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $88,500.00.

Troy S Coleman
Affiant

Subscribed and sworn to before me, this 25th DAY OF April, 2002.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

GEORGE R. WOODS, JR. NOTARY PUBLIC AT LARGE EXPIRES: JULY 23, 2002 SUMNER COUNTY, TENN

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

Middle Tennessee Escrow Company, LLC
120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Troy S. Coleman	Home Financial Group, LLC	46-00-20
(NAME)	(NAME)	
4726 Bull Run Rd.	3 Maryland Farms, #155	
(ADDRESS)	(ADDRESS)	
Ashland City, Tennessee 37015	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, COLLEEN SPAIN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto TROY S. COLEMAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to-wit:

Beginning at an iron pin in the northwest margin of Bull Run Road, said pin lying in the southwest line of the property conveyed to Wayne Fisher and wife, by deed from J.L. Gallaher as of record in Book 3308, page 184, Register's Office for said county; thence with said Fishers southwest line north 26 degrees 15' west 400 feet to an iron pin at Fischers west corner; thence south 63 degrees 45' west 226 feet to an iron pin; thence south 26 degrees 15' east 404.1 feet to an iron pin in the northwest margin of said road; thence with the northwest margin of said road north 62 degrees 42' east 226 feet to the beginning containing 2.2 acres more or less.

Being the same property conveyed to Colleen Spain by Quitclaim Deed from Robert E. Allen of record Book 20000705006671 7 dated 07/05/2000.

This is improved (X) property, known as 4726 Bull Run Rd., Ashland City, Tennessee 37015
unimproved ( )
(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 my/our hand(s) this 25th day of April, 2002.

Colleen Spain

Colleen Spain

STATE OF Tennessee
COUNTY OF Chatham

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Colleen Spain, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Ashland City (city), TN (state), this 25th day of April, 2002.

Notary Public

My Commission Expires: _____

GEORGE R. WOODS, JR. NOTARY PUBLIC AT LARGE EXPIRES: JULY 23, 2002 SUMNER COUNTY, TENN

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State 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 _____.

Witness my hand and official seal at office at _____ on this the 25th day of April, 2002.

My Commission Expires _____ _____

Notary Public

RETURN TO:

Middle Tennessee Escrow Company
120 Anderson Lane
Hendersonville, Tennessee 37075