# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 93,200.00

Laura Lyn Fosbinder
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF May, 2002

Mary Baxter
Notary Public

MY COMMISSION EXPIRES: 10-25-03
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Laura Lyn Fosbinder (NAME) | New South Federal Savings Bank (NAME) | MAP 008 |
| 3657 Baxter Road (ADDRESS) | 210 Automation Way (ADDRESS) | PARCEL 094 |
| Joelton, TN 37080 (CITY) (STATE) (ZIP) | Birmingham, Alabama 35283-0180 (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, Michele L. Coon, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Laura Lyn Fosbinder, Unmarried

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. 2 on the Alice T. Baxter Farm, shown on a map by Parrish Engineers, dated June 14, 1966, described as follows:

Beginning at a point in the center of Baxter Road, at the common corner of Tract 1 and 2; thence with the line between said Tracts, South 2 degrees 46 minutes West, 830.6 feet to a point in the rear line of Tract 5; thence with the line between Tracts 2 and 5, North 26 degrees 04 minutes West 137 feet to a corner of Lots 4 and 5; thence with the line between Tracts 2 and 4, North 21 degrees 14 minutes West 355.1 feet to a corner of Tract 3 and 4; thence with the line between Tracts 2 and 3, North 3 degrees 46 minutes East 400 feet to the centerline of Baxter Road; thence with the centerline of the same, South 84 degrees 38 minutes East 205 feet to the point of beginning, containing 3 acres more or less.

BEING the same property conveyed to Michele L. Coon, Unmarried by Warranty Deed from Wanda harbin Bowman, Unmarried of record in Book 9468, page 878, Register's Office for Davidson County, TN.

This conveyance is subject to taxes for the year 2002, and subsequent years, easements and restrictive covenants of record.

Davidson County DEEDWARR
Recvd: 06/07/02 10:49 2pgs
Fees:13.00 Taxes:344.84

20020607-0069502

unimproved ( )
This is improved ( X ) property, known as 3657 Baxter Road, Joelton, TN 37080
(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 hand this 30th day of May, 2002

Michele L. Coon
Michele L. Coon

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 Michele L. Coon, Unmarried

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 30th day of May, 2002.

Commission expires ANGEL 23-03

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