WARRANTY DEED

****

RETURN TO :
PREMIER TITLE & ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE. TENNESSEE 37215

BOX 10-A

THIS INSTRUMENT WAS PREPARED BY:

Martin A. Kooperman, Attorney
603 Woodland Street
Nashville, TN 37206

Davidson County DEEDWARR
Recvd: 07/16/02 11:55 5pgs
Fees:28.00 Taxes:629.00

20020716-0085415

****

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP/PARCEL
James M. Halloran 711 Lynnbrook Road Nashville, TN 37215	James M. Halloran. 104 Gillman Drive Nashville, TN 37205	117-1-74 7 DA-07015

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FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10.00), cash in hand paid by the hereinafter named Grantee, and for other good and valuable considerations, the receipt all of which is expressly acknowledged, I, Daniel Keith Coble, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto James M. Halloran hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING the southerly 40 feet of Lot No. 2 and the northerly 40 feet of Lot No. 3 of Block "J" on the Plan of W. M. Cantrell's Subdivision, as of record in Book 332, Page 85, Register's Office for said County.

Said parts of said lots adjoin and front together 80 feet on the west side of Lynnbrook formerly Stokes Avenue, and run back between parallel lines, 221-1/4 feet to an alley.

BEING the same property conveyed to Frank J. Coble and Norma Lou Coble by Warranty Deed of record in Book 4450, Page 578, Register's Office for Davidson County, Tennessee, the said Norma Lou Coble having since died and the said Frank J. Coble having died intestate leaving as his sole heir Daniel Keith Coble pursuant to an Order of the Seventh Circuit Court for Davidson County, Tennessee, under docket number 01P-1998. SEE EXHIBIT "A" ATTACHED HERETO.

This is improved property known as 711 Lynnbrook Road, Nashville, Tennessee, 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE** that he is 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 he does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEE**, his heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hands this 15th day of July, 2002.

DANIEL KEITH COBLE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Daniel Keith Coble, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing Warranty Deed for the purposes therein contained.

THIS the 15th day of July, 2002.

NOTARY PUBLIC

My Commission Expires:

3/27/2004

The actual consideration or value whichever is greater for this transfer is $170,000.00

AFFIANT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 15th day of July, 2002.

NOTARY PUBLIC

My Commission Expires: 3/27/2004

EXHIBIT "A"

IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY
AT NASHVILLE
PROBATE DIVISION

FILED
2002 MAR 21 AM 10:24
RICHARD R. ROOKER, CLERK
D.C.

IN RE:	)	
	)	
THE ESTATE OF	)	
FRANK JAMES COBLE	)	*NO. 01P-1998*
	)	
DECEASED.	)	

ORDER DENYING WILL TO PROBATE AND APPOINTING ADMINISTRATOR

This cause came to be heard on the 15th day of January, 2002, before the Honorable Frank Clement, Jr., Judge of the Seventh Circuit Court in and for Davidson County, Tennessee upon a Petition to Admit Will to Probate and Appoint Administrator filed by the Petitioner, **DANIEL KEITH COBLE**. It appearing to the court that the said Frank James Coble died on October 13, 2001 and that his usual place of domicile and residence at the time of his death in Davidson County, Tennessee. It further appearing to the Court that Daniel Keith Coble was the sole heir/devisee under the Will, that the decedent had no spouse, or other children, siblings and his parents are deceased and they had no siblings. It further appearing to the Court that the Last Will and Testament of Frank James Coble should not be admitted to probate since the witnesses of said Will could not be located and it was not self proving. However, the Court did find that the decedent, Frank James Coble, died Intestate with Daniel Keith Coble as his sole heir. Therefore, the Court appointed Daniel Keith Coble the Administrator of the above referenced estate to serve without bond and the inventory and accountings of the above referenced estate are be waived. It is

THEREFORE ORDERED, ADJUDGED AND DECREED that the Last Will and Testament of Frank James Coble shall not be admitted to probate. It is

FURTHER ORDERED, ADJUDGED AND DECREED that the decedent, Frank James Coble, died Intestate with Petitioner, Daniel Keith Coble, as his sole heir. It is

FURTHER ORDERED, ADJUDGED AND DECREED that Petitioner, **DANIEL KEITH COBLE**, is hereby appointed Administrator of The Estate of Frank James Coble, that he be allowed to serve in such capacity without bond and that the clerk of the court is directed to issue letters of administration to **DANIEL KEITH COBLE** as prescribed by law. It is

FURTHER ORDERED, ADJUDGED AND DECREED that Daniel Keith Coble as Administrator shall not file inventory and accountings of the above referenced estate.

ENTERED this the 21 day of March, 2002.

HONORABLE FRANK CLEMENT, JR.
Judge of the Seventh Circuit Court

APPROVED FOR ENTRY:

MARTIN A. KOOPERMAN, #9524
Attorney for Petitioner
Duzane, Kooperman & Mondelli
603 Woodland Street
Nashville, Tennessee 37206-4211
(615) 259-1214

STATE OF TENNESSEE

I, RICHARD R. ROOKER, Clerk of the Circuit Court for Davidson County, in the State aforesaid, do hereby certify that the foregoing is a true and correct copy of the Order heretofore entered in the SEVENTH Circuit Court for Davidson County, Tennessee, on the 21 day of MARCH , 2002 , in the Case Number 01P1998 between COBLE, DANIEL KEITH Petitioner, and COBLE, FRANK JAMES Respondent, as same remains of record in Vol. 3617 , Page 666835 of the Minutes of said Court.

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the seal of said Court, at office, in Nashville, the 12 day of JULY in the year two thousand two and in the 226th year of American Independence.

RICHARD R. ROOKER, Clerk,

By _____ Deputy Clerk

SEAL

