Realty Title 06
48A

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $192,000.00

Affiant

Subscribed and sworn to before me this 12th day of July, 2002.

Notary Public
My commission expires: 03/28/04

KATHLEEN A. TOMPKINS NOTARY PUBLIC DAVIDSON CO. TENN.

Davidson County DEEDWARR
Recvd: 07/16/02 12:40 2pgs
Fees:13.00 Taxes:710.40
20020716-0085447

Address of New Owner:	Send Tax Bills to:	Tax Information
Stephen E. Coleman	Chase Manhattan Mortgage Co.	025-04-0-128.
105 Essex Court	5409 Maryland Way	
Goodlettsville TN 37072	Brentwood, TN 37027	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Edward L. Aderhold and wife, Marjorie A. Aderhold, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Stephen E. Coleman and wife, Tamberly D. Coleman, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 15 on the plan of Franklin Heights, Phase II, Section II, of record in Plat Book 8250, Page 219, 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 Edward L. Aderhold and wife, Marjorie A. Aderhold, by deed from Roger Russell and wife, Karen E. Russell, of record in Book 10576, Page 372, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 105 Essex Court, Goodlettsville, TN 37072

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 12th day of July, 2002.

Edward L. Aderhold

Marjorie A. Aderhold

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Edward L. Aderhold and Marjorie A. Aderhold, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Goodlettsville, TN, this 12th day of July, 2002.

Notary Public

My Commission expires 03/28/04