File Box 9-B
First Title & Escrow Co., INc.
#19200

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/05/02 13:28 2pgs
Fees:13.00 Taxes:1581.75

20020805-0093700

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 427,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July 2002

Notary Public

MY COMMISSION EXPIRES: 10-26-

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cameron Escrow, LLC, 613 Potomac Place, Suite 203, Smyrna, Tennessee 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Anne Bachmann	Suntrust Bank	103-16/99
(NAME)	(NAME)	
3822 Whitland Avenue	201 4th Avenue North, 7th Floor	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37205	Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(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, William F. Coleman and Sam B. Coleman, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO *** Anne Bachmann and E. Bedell James, III, both unmarried, as joint tenants with full rights of survivorship.

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:

Land in Davidson County, Tennessee, being the westerly 55 feet of the easterly 65 feet of Lot No. 11 in Block "D" on the Plan of Whitland Realty Company, as of record in Book 332, page 141, Register's Office for said County.

Said part of Lot No. 11 fronts 55 feet on the north side of Whitland Avenue and extends back northerly between parallel lines, 200 feet more or less to a dead line.

Legal description taken from previous Deed of record in Instrument #20020102-0000433.

Being the same property conveyed to William F. Coleman and Sam B. Coleman, Jr. by deed of record in Instrument #20020102-0000433, Register's Office for said County.

This conveyance is subject to any and all existing restrictions and easements of record.

Lisa A. Coleman and Nancy Wood Coleman executes this document, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

*** Anne I. Bachmann and E. Bedell James, III

unimproved ( )
This is improved (X) property, known as 3822 Whitland Avenue, Nashville, Tennessee 37205
(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 hands this 31st day of July, 2002

William F. Coleman

Sam B. Coleman, Jr.

Lisa A. Coleman

Nancy Wood Coleman

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William F. Coleman and Sam B. Coleman, Jr. and Lisa A. Coleman and Nancy Wood Coleman

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Smyrna, Tennessee, this 31st day of July, 2002.

Commission expires August 22, 2004

MARILYN K FISHER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY TN

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