SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$118,000.00
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|16th DAY OF August, 2002.
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 11/2/05
| (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Teresa D. Coleman 211 Bonnavue Drive Hermitage, TN 37076	New Owner	Map 75.09 Parcel 164

For and in 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,

Jeanette E. Allen, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Teresa D. Coleman, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 952 ON THE PLAN OF HERMITAGE HILLS, SECTION 8, AS OF RECORD IN BOOK 3600, PAGE 24, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JEANETTE E. ALLEN, UNMARRIED, BY WARRANTY DEED FROM LOIS K. SILER-TRIPP, MARRIED DATED OCTOBER 10, 1994, AND OF RECORD IN BOOK 9491, PAGE 609, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) 2002 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 3600, Page 24, Register's Office for Davidson County, Tennessee, including but not limited to a 40' minimum building setback line along the front of property; a 10' utilities and drainage easement along the rear of property; and a 2½' X 25' utility anchor easement across the northeast portion of said property.
3) Property is subject to Restrictive Covenants contained in Book 364, Page 242, Register's Office for Davidson County, Tennessee.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 211 Bonnavue Drive, Hermitage, TN 37076
(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(s) this 16th day of August, 2002.

Jeanette E. Allen

Davidson County DEEDWARR
Recvd: 08/20/02 10:46 2pgs
Fees:13.00 Taxes:436.60
20020820-0100481

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Jeanette E. Allen, unmarried, with whom I am personally acquainted, (or who 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, at office, this 16th day of August, 2002.

NOTARY PUBLIC

My Commission Expires: 11-26-2005

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076