Davidson County DEEDWARR
Recvd: 11/13/02 14:11 2pgs
Fees:13.00 Taxes:425.50

20021113-0140721

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 115,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 8TH DAY OF NOVEMBER, 2002.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5115 MARYLAND WAY, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
John G. and Laura A. Husband	Bank of America	MAP: 141-06-0-B
8175 Coley Davis Road	P. O. Box 1675	Parcel: 22
Bellevue, TN 37221	Coraopolis, PA 15108	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

LAURA ANN COLEMAN, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

JOHN G. HUSBAND AND WIFE, LAURA A. HUSBAND

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 8175 Coley Davis Road, Bellevue, TN 37221

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 on the 8th day of November, 2002.

Laura Ann Coleman

STATE OF TENNESSEE
COUNT OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, Laura Ann Coleman, the bargainor(s), 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 Brentwood, Tennessee , this 8th day of November, 2002.

Notary Public

My Commission Expires:

JIM R. VANDERPOOL
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY

EXHIBIT A - LEGAL DESCRIPTION

LAND in Davidson County, Tennessee, being Unit No. 122 of Poplar Ridge Condominiums, Horizontal Property Regime, created under Title 66, Section 27-101, et. seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 11322, Page 931, amended in Book 11662, Page 988, and Book 11662, Page 993, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of Poplar Ridge Condominiums, as of record in Book 9700, Pages 829 and 830, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Laura Ann Coleman, unmarried, by Warranty Deed from Karl E. Haury, Jr., married of record as instrument number 200002220017089, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.