03

Realty Title 48-A

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $139,900.00

George Wayne Coffman
Affiant

Subscribed and sworn to before me, this 12th day of March, 2003.

Carol R Kuwari
Notary Public
My commission expires: 11/30/04

Davidson County DEEDWARR
Recvd: 03/17/03 13:15 2pgs
Fees:13.00 Taxes:517.63
20030317-0035126

NOTARY PUBLIC AT LARGE DAVIDSON CO. TN MY COMMISSION EXP.

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Trevour M. Jonga<br>4701 Crystal Brook Drive<br>Antioch TN 37013 | Same | 162-16-D 47CO |

## 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, George Wayne Coffman, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Trevour M. Jonga, 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. 1 on the Plan of Honey Brook, Section III, of record in Book 7900, Page 242, and amended in Plat Book 7900, Page 380, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to George Wayne Coffman, unmarried, by deed from Michael Dewayne Sanford, unmarried, of record in Book 10434, Page 685, Register's Office for Davidson County, Tennessee.

Donna Coffman, wife of George Wayne Coffman, hereby joins in the execution of this instrument to convey her marital interest, if any, in subject property.

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 4701 Crystal Brook Drive, Antioch, TN 37013

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 March, 2003.

George Wayne Coffman
George Wayne Coffman

Donna Coffman
Donna Coffman

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, George Wayne Coffman and Donna Coffman, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Franklin, TN, this 12th day of March, 2003.

Carol R. Russell
Notary Public

My Commission expires 11/30/04

NOTARY PUBLIC AT LARGE WILLIAMSON CO. TN
MY COMMISSION EXPIRES NOVEMBER 30, 2004