File #200330189

KAREN M. TATE NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of March, 2003.

Notary Public

MY COMMISSION EXPIRES: 5-23-05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 613 Potomac Place, Suite 201, Smyrna, TN 37167

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nicholas Coleman, unmarried	Countrywide Home Loans, Inc.	Map: 92-5-264
(NAME)	(NAME)	
3310 Clifton Avenue	2021 N. Gallatin Rd., Ste 292	Parcel:
(ADDRESS)	(ADDRESS)	
Nashville TN 37209	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **DUCK RIVER HOMES, LLC**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **NICHOLAS 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 all of **Lot No. 101, on the College Hill Subdivision, Section 4,** as shown by plat appearing of record in Plat Book 2330, Page 31, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Duck River Homes, LLC, by Quitclaim Deed of record in Instrument No. 20030121-0007996, said Register's Office.

This conveyance is subject to the following:
Restrictive Covenants as of record in Book 2400, Page 315, and, any and all matters as shown on plat of record in Plat Book 2330, Page 31; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 3310 Clifton Avenue, Nashville, TN 37209
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 28th day of March, 2003.

Duck River Homes, LLC

BY: Lynn S. Ellsworth, C.M.

Lynn S. Ellsworth

Davidson County DEEDWARR
Recvd: 04/04/03 08:59 2pgs
Fees:13.00 Taxes:292.30

20030404-0044533

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared ** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager of Duck River Homes, LLC, the within named bargainor, a limited liability company, and that he as such Chief Manager , as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Chief Manager

** Lynn S. Ellsworth

Witness my hand and official seal, this 28th day of March, 2003.

Notary Public

KAREN M. TATE
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TN

My Commission Expires: 5-23-05

(SEAL)

Mail After Recording To:

Southern Title Services, LLC
613 Potomac Place, Suite 201
Smyrna, TN 37167