STATE OF TENNESSEE

COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 146,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF March, 2003

Notary Public

MY COMMISSION EXPIRES 3/25/06

MICHAEL T. MOSER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 04/25/03 09:50 2pgs
Fees:13.00 Taxes:542.05

20030425-0055799

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:
Beniamin Coman and Diana Coman, husband and wife
(NAME)

115 Port Drive
(STREET ADDRESS OR ROUTE NUMBER)

Madison, Tennessee 37115
(CITY) (STATE) (P.O. ZIP)

SEND TAX BILLS TO:

SAME
(NAME)

(STREET ADDRESS)

(CITY)(STATE) (ZIP)

MAP-PARCEL NUMBER
42-14-2

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, Dorris Estes and Pansy C. Estes, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Beniamin Coman and Diana Coman, husband and wife, 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 the 11th Civil District of Davidson County, Tennessee, being Lot No. 50 on the Plan of Sherry Heights, Section 2, as of record in Book 2331, page 69, Register's Office for said County, described as follows:

Beginning on the easterly margin of Port Drive at the corner of Lots Nos. 50 and 51; thence with the line between said two lots eastwardly 180 feet; thence South 6 deg. 20 min. West 239.3 feet to the northerly margin of Tuckahoe Drive; thence with same westwardly 134.4 feet to the beginning of a curve; thence around said curve with a radius fo 25 feet northwestwardly 40.7 feet to the easterly margin of said Port Drive; thence with the same northwardly 219.6 feet to the beginning.

Being the same property conveyed to Dorris Estes and Pansy C. Estes, husband and wife, by Deed dated September 20, 1972 and Recorded September 21, 1972 at 10:51 AM of Record in Book 4639, Page 455, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.
The above legal description is the same as that contained in the previous deed of record.
Dorris Estes and Dorris W. Estes being one in the same person.
unimproved ( )
This is improved (XX) property, known as 115 Port Drive, Madison, TN 37115.

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. Whenever 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/our hand(s) this 11th day of March, 2003.

Dorris W. Estes
Dorris Estes

Pansy C. Estes
Pansy C. Estes

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within-named Dorris Estes and Pansy C. Estes, husband and wife, the bargainor(s), with whom I am personally acquainted or 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 and official seal, this 11th day of March, 2003.

Commission expires 3/25/06

MICHELE TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, _____ (title) for _____ (corporation), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ (title) of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 11th day of March, 2003.

My Commission Expires:_____

Notary Public

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, attorney-in-fact for _____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 11th day of March, 2003.

My Commission Expires:_____

Notary Public

Prepared by & Return to

Smith.Sholar.Associates.PLLC.
P.O. Box 663
Gallatin, TN 37066
(615) 452-5282