Davidson County DEEDWARR
Recvd: 04/25/03 11:41 3pgs
Fees:18.00 Taxes:401.45

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

03-3149

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 108,500.00

Gary Nicholson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF April

Janis L. Duree
Notary Public

MY COMMISSION EXPIRES: 4/10/2006

THIS INSTRUMENT WAS PREPARED BY
Escrow Corporation, 131 Indian Lake Road, Suite 203, Hendersonville, Tennessee 37075

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gary Nicholson	Frankin American Mortgage Company	41-07
(NAME)	(NAME)	
1240 Bell Grimes Lane	501 Corporate Centre Drive	21
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Nashville, TN 37207	Franklin, TN 37067	
(CITY) (STATE) (P.O. 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, WE, Saundra Coleman, unmarried

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

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:

See exhibit A attached hereto and made a part hereof.

This is improved property known as 1240 Bell Grimes Lane, Nashville, TN 37207

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 her hand this 23rd day of April, 2003.

Saundra Coleman
Saundra Coleman

03-3149

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Janis L. Duree, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the Saundra Coleman the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same be the said _____ as such _____.

Witness my hand and official seal at office at Goodlettsville Tennessee on this the 23rd day of April, 2003.

My commission expires 4/10/2006

_____
Notary Public Janis L. Duree

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Janis L. Duree, a Notary Public in and for said County and State, the within named _____ Saundra Coleman, unmarried _____ the bargainor____, 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 Goodlettsville Tennessee, this 23rd day of April, 2003.

My commission expires 4/10/2006

_____
Notary Public Janis L. Duree

File No.: 03-3149

ATTACHMENT

Being Lot No. 2 of the R. R. Mincy Land, being a resubdivision of part of Lot No. 3 of the K. J. Morris Lands, of record in Book 57, page 49, Register's Office for Davidson County, Tennessee, and described according to an unrecorded survey prepared by William Collier Parrish Associates, Civil Engineers, dated June 2, 1959, as follows:

Beginning at a point in the northerly margin of Bell Grimes Lane, being 67 feet east of the southwest corner of the property conveyed to W. E. Batey, et ux, by deed from Henry T. Beasley, Jr., et ux, of record in Book 2904, page 45, said Register's Office; thence northerly 206.73 feet to a point; thence South 83 degrees 06 minutes East 67.2 feet to a point; thence South 3 degrees 8 minutes West 205.35 feet to a point in the northerly margin of Bell Grimes Lane; thence with said margin North 86 degrees 04 minutes West 67 feet to the beginning.

Being the same property conveyed to Saundra Coleman partly by deed of record in Book 4222, page 326, and partly by deed of record in Book 8352, page 508, Register's Office for Davidson County, Tennessee.