THIS INSTRUMENT PREPARED BY:
Hatcher Escrow Company
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 15834C

Davidson County DEEDWARR
Recvd: 06/04/03 08:00 2pgs
Fees:13.00 Taxes:388.13
20030604-0075994

MAP/GROUP/PARCEL:
72-3/17

NEW OWNER'S NAME AND ADDRESS:
BILLY G. COLEMAN
~~**1321 STRATFORD AVENUE**~~
~~**NASHVILLE, TN 37216**~~ 285 Sanders Ferry Rd. Hendersonville, TN 37075

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, **LLILLIE MAI CRIPPS, AN UNMARRIED WOMAN**, hereinafter called Grantor, does hereby transfer and convey unto **BILLY G. COLEMAN, AN UNMARRIED MAN**, his heirs and assigns, hereinafter called Grantee, property described as follows:

Land in Davidson County, Tennessee, being the westerly part of Lot No. 255 and the easterly one-half of Lot No. 256 on the Plan of Inglewood Place, as of record in Book 332, page 101, Register's Office for said County.

Said Part of Lot No. 255 fronts 40 feet on the northerly side of Stratford Avenue and runs back 222.7 feet, more or less, on the easterly line and 222.7 feet on the westerly line to a dead line, measuring 42.16 feet thereon.

Said part of Lot No. 256 fronts 50 feet on the northerly side of Stratford Avenue and runs back 222.7 feet on the easterly line and 255.7 feet, more or less, on the westerly line to a dead line, measuring 52.7 feet thereon.

The subject property is improved property commonly known as 1321 Stratford Avenue, Nashville, Tennessee.

BEING the same property conveyed to A.B. Cripps, et ux, Lillie Mai Cripps herein by deed of record in Book 3843, Page 41, Register's Office for Davidson County, Tennessee.

A.B. Cripps is now deceased and at the time of his death, was the husband of Lillie Mai Cripps.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantor covenants with Grantee that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds herself, her heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

X Lillie Mai Cripps by Nancy Old POA
LILLIE MAI CRIPPS
BY: NANCY OLD, ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, **Nancy Old** as attorney in fact for **Lillie Mai Cripps**, with whom I am personally acquainted, and made oath that she, as such attorney in fact with full power and authority so to do, executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee on this the 30th day of May, 2003.

Janet L Adams
NOTARY PUBLIC

My Commission Expires:
4-2004

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. My Commission Expires April 20, 2004

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $104,900.00.

Sally G. Coleman
AFFIANT

Sworn to and subscribed before me, this the 30th day of May ,2003.

Janet L Adams
NOTARY PUBLIC

My Commission Expires:
4-2004

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. My Commission Expires April 20, 2004