This Instrument Prepared by:
First Volunteer Title and Real Estate Services, Inc.
1333-E West Main Street
Lebanon, Tennessee 37087

Davidson County DEEDWARR
Recvd: 07/30/03 15:11 2pgs
Fees:13.00 Taxes:589.80
20030730-0107758

ADDRESS NEW OWNER:
Matthew Edward Coleman
Kristi Lynn Watson
2358 Granny Wright Lane
Hermitage, TN 37076

SEND TAX BILL TO:

Mortgagee

MORTGAGEE:
Charter One Mortgage Corporation
P. O. Box 5204
Glen Allen, VA 23058-5204

MAP 124

PARCEL 47

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, WE, WILLIAM E. CRATER and wife, GAIL H. CRATER, have this day bargained and sold, and do hereby transfer and convey unto MATTHEW EDWARD COLEMAN and KRISTI LYNN WATSON, both unmarried, certain land situated in Davidson County, Tennessee, being more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 60, on the Plan of Bridal Path Subdivision, Section One, as shown on plat of record in Plat Book 5200, page 228 and 229, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
>
> Being the same property conveyed to William E. Crater and wife, Gail H. Crater, by deed of record in Book 9457, Page 66, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 2358 Granny Wright Lane, Hermitage, Tennessee 37076.

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever.

WE COVENANT with the Grantees herein that we are lawfully seized and possessed of said lands in fee simple; that we have a good and lawful right to convey same; and we do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2003 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record at Plat Book 5200, Page 228 and 229, restrictions as contained in Book 5550, Page 483, and encumbrances as may be shown of record in the county office of the Register of Deeds where the

real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 25th day of July, 2003.

WILLIAM E. CRATER

GAIL H. CRATER

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for the aforesaid state and county, **WILLIAM E. CRATER and wife, GAIL H. CRATER**, the bargainor, with whom I am personally acquainted (or proved to me upon the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and seal at office in Lebanon, Tennessee, on this the 25th day of July, 2003.

NOTARY PUBLIC

My Commission Expires: 3-22-2005

OATH OF CONSIDERATION

I, hereby swear or affirm that the actual consideration for this transfer or value of the property or interest transferred, whichever is greater, is $154,000.00, which amount is equal to or greater than the amount which the property or interest transferred would command at a fair and voluntary sale.

AFFIANT

Subscribed and sworn to before me this the 25th day of July, 2003.

NOTARY PUBLIC or REGISTER OF DEEDS

My Commission Expires: 7/30/05