Davidson County DEEDWARR
Recvd: 03/03/04 11:27 2pgs
Fees:13.00 Taxes:1184.00
20040303-0024066

Name and Address of New Owner:	Send Tax Bills To:	Prepared by:
Curtis Coleman 849 Lakemont Drive Nashville TN 37220	Same	David W. McMackin 213A Ward Circle, S-104 Brentwood, Tn 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater for this transfer is $320,000.00

Map & Parcel No.
160-9-15

Affiant

Subscribed and sworn to before me on this 27th day of February, 2004.

LORA K. WATTS NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN.

Notary Public

My Commission Expires 11/30/08

My Commission Expires:_____

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged, Robert Templin and wife, Dale Webb Templin (herein called "Grantors"), have GRANTED, SOLD and CONVEYED, and by these presents do GRANT, SELL and CONVEY unto Curtis Coleman and wife, Melanie Coleman (herein called "Grantees"), the real property situated in Davidson County, State of Tennessee, described as follows:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Oak Hill Estates, Section Two, of record in Book 4460, pages 36, 37 and 38, Register's Office for Davidson County, Tennessee.

Said Lot fronts 118 feet on the southerly margin of Lakeview Drive and runs back 411.37 feet on the easterly line and 406.75 feet on the westerly line to a dead line in the rear, on which it measures 208 feet.

Being the same property conveyed to Robert Templin and wife, Dale Webb Templin, by virtue of a Warranty Deed dated August 8, 2001, from Randall R. Harville and wife, Ann E. Harville, of record as Instrument No. 20010820-0089622, Register's Office for Davidson County, Tennessee.

The above legal description is identical to the legal description in the previous deed of record.

This is improved property located at 849 Lakemont Drive, Nashville, TN 37220

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except for current year real estate taxes.

GRANTORS further covenant and bind themselves and their heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantees, their heirs and assigns, against the lawful claims of all persons.

WITNESS my hand on this 27th day of February, 2004.

Robert Templin

Dale Webb Templin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert Templin and wife, Dale Webb Templin, the barginors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 27th day of February, 2004.

Notary Public

My commission expires: _____

D. W. McMACKIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires: SEPTEMBER 30, 2006