WARRANTY DEED

Return TO:
William Davis, Attorney, PC
219 Ward Circle, Suite 3
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 143,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF March, 2004

Notary Public

MY COMMISSION EXPIRES: 5.22.04
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, Attorney, 110 Glancy Street, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lee Marissa Coleman (NAME)	Expanded Mortgage Credit (NAME)	53-13-69
1405 Joe Pyron Drive (ADDRESS)	1220 East Cliff Ave. Ste 104 (ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Aurora, CA 80014 (CITY) (STATE) (ZIP)	

FOR AND 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, Barry S. Sprouse and wife, Olivia M. Sprouse

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lee Marissa Coleman and husband, Richard Clifton Edwards

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 Davidson County, TN, BEING Lot No. 2 on the Plan of Kimbolton, Phase 1, of record in Plat Book 6900, Page 226, 277, & 278, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Barry S. Sprouse and wife, Olivia M. Sprouse by deed from Phillips Builders, Inc. of record in Book 9018, Page 159, Register's Office for Davidson County, TN.

Elsa Morris executes this instrument as Attorney-in-Fact on behalf of Barry S. Sprouse and wife Olivia M. Sprouse, pursuant to the Power of Attorney recorded in Instrument #20040326-0034123, Register's Office for Davidson County, TN.

Davidson County DEEDWARR
Recvd: 03/26/04 09:55 2pgs
Fees:13.00 Taxes:529.10

20040326-0034124

unimproved ( )
This is improved (X) property, known as 1405 Joe Pyron Drive, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hand s this 24th day of March, 2004

Barry S. Sprouse
Barry S. Sprouse
By: Elsa Morris
Elsa Morris, Attorney-in-fact

Olivia M. Sprouse Olivia M. Sprouse
By: Elsa Morris
Elsa Morris, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____day of _____, _____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon_____ oath(s) acknowledged _____to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____ .

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Elsa Morris, to me known to be the person who executed the foregoing instrument on behalf of Barry S. Sprouse and wife Olivia M. Sprouse, and acknowledged that she executed the same as the free act and deed of said Barry S. Sprouse and wife Olivia M. Sprouse.

Witness my hand and official seal at office, this March 24, 2004.

Doris Coley
Notary Public

My Commission expires: 10/26/05

DORIS COLEY
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE