Davidson County DEEDWARR
Recvd: 04/05/04 08:57 2pgs
Fees:13.00 Taxes:1150.70

20040405-0037859

WARRANTY DEED

G-VRE-04-0815

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $311,000.00

Affiant

Subscribed and sworn to before me this 30th DAY OF March, 2004.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian D. Coleman	Countrywide Home Loans	
815 Forest Acre Drive (ADDRESS)	1520 Memorial Blvd. Suite 104 (ADDRESS)	146-14-31
Nashville, Tennessee 37220-1804 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37129 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we RICHARD SPICER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BRIAN D. COLEMAN AND WIFE, KIRSTEN E. COLEMAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Section One, Forest Acres Subdivision, of record in Book 1130, Page 104, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Richard Spicer by Warranty Deed executed January 7, 2002 and filed for record on January 22, 2002 in Instrument Number 20020122-0008588 Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 1130, page 104, and Book 7737, page72, Register's Office for Davidson County, Tennessee.

*****Pam Spicer joins in the execution of this Instrument to convey all marital interest she has in this property.**

unimproved ( )
This is improved (X) property, known as 815 Forest Acre Drive, Nashville, Tennessee 37220-1804
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 30th day of March, 2004.

Richard Spicer

Pam Spicer

STATE OF Tennessee
COUNTY OF Davidson

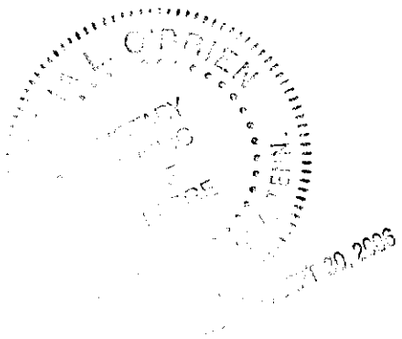
DEENA L. O'BRIEN Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Richard Spicer and Pam Spicer, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 30th day of March, 2004.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903