THIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC
51 Century Boulevard, Suite 308
Nashville, TN 37214

SEND TAX BILLS TO:
Ameriquest Mortgage Company
112 Peggy Ste
Goodlettsville TN 37115

MAP PARCEL NUMBERS
42-16-35.00

Davidson County DEEDWARR
Recvd: 05/10/04 13:17 3pgs
Fees:18.00 Taxes:306.73

20040510-0053138

WARRANTY DEED

THIS INDENTURE, made and entered into this 23rd day of April, 2004 by and between **Gregory G. Coleman and Denise L. Coleman, husband and wife,** party of the first part, and **James Johnson and Monique Johnson, husband and wife,** party of the second part,

WITNESSETH: That for and in consideration of **$82,900.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Goodlettsville County of Davidson, State of Tennessee:

SEE ATTACHED EXHIBIT "A" FOR A COMPLETE LEGAL DESCRIPTION OF SAID PROPERTY.

BEING the same property conveyed to Gregory C. Coleman and wife, Denise L. Coleman by Warranty Deed from Robert S. Thompson and wife, Karen L. Thompson of record in Book 10266, Page 654, Register's Office for Davidson County, Tennessee, dated November 15, 1996 and recorded November 21, 1996.

The above referenced property is also known as 112 Peggy Street, Madison, TN 37115.

THIS CONVEYANCE IS SUBJECT TO taxes for the year 2004 which have been prorated and assumed by the Grantee(s); any and all matters appearing of record in Book 1424, page 7; and any and all restrictions, easements, right of ways, setback lines, zoning regulations, etc. of record in the Register's Office, Davidson County, Tennessee.

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

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Gregory G. Coleman

Denise L. Coleman

STATE OF TENNESSEE, COUNTY OF Carroll

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Gregory G. Coleman and Denise L. Coleman, husband and wife,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 23rd day of April 20 04

My commission expires 09-11-06

Diana K. Skelton
Notary Public

DIANA K. SKELTON NOTARY PUBLIC AT LARGE CARROLL CO. TENN.

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$82,900.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Monique Johnson
Affiant

Subscribed and sworn to before me this 23rd day of April, 2004.

Tim E. Planicka
NOTARY PUBLIC

TIM E. PLANICKA NOTARY PUBLIC AT LARGE WILSON COUNTY TN
MY COMMISSION EXPIRES MAY 29, 2006

PROPERTY ADDRESS:
112 Peggy Street
Goodlettsville, TN 37115

NAME AND ADDRESS OF NEW OWNER:
JAMES AND MONIQUE JOHNSON
112 Peggy Street
Goodlettsville, TN 37115

EXHIBIT "A"

LAND in Davidson County, Tennessee, BEING Lot No. 28 on the map of Part Two, Finnland Heights, as of record in Book 1424, page 7, Register's office for Davidson County, Tennessee.

INCLUDED in the above description, but sold to Metropolitan Government by deed of record in Book 4877, Page 437, Register's Office for Davidson County, Tennessee, and EXCLUDED from this conveyance is the following described property: Being part of Lot No. 28 on the Map of Part Two, Finnland heights, as of record in book 1424, Page 7, Register's Office for Davidson County, Tennessee, described as follows: BEGINNING at a point in the present North margin of Woodruff Street at the corner of Lot Nos. 15 and 28; thence with the line between said lots, northwardly 7.6 feet to a point on the new relocated north margin of Woodruff Street; thence North 88 deg.. 43' 07" East 54.8 feet along the new relocated north margin of Woodruff Street to a point; thence northeasterly 31.48 feet around a curve that has a 1025 foot radius along the new relocated north margin of Woodruff Street to a point; thence northeasterly 34.15 feet around a curve that has a 25.0 foot radius along thew new relocated north margin of Woodruff Street to a point; thence South 12 deg.. 12' 29" West 13.5 feet along the present west margin of Peggy Street to a point, thence southwesterly 50.3 feet around a curve that has a 36.2 foot radius to the present north margin of Woodruff Street; thence with the line of the same westwardly 74.7 feet to the point of beginning.

BEING the same property conveyed to Gregory C. Coleman and wife, Denise L. Coleman by Warranty Deed from Robert S. Thompson and wife, Karen L. Thompson of record in Book 10266, Page 654, Register's Office for Davidson County, Tennessee, dated November 15, 1996 and recorded November 21, 1996.

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