PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

Davidson County DEEDWARR
Recvd: 06/23/04 10:24 2pgs
Fees:13.00 Taxes:647.50
20040623-0074382

W & I Ref:(gj) Title No: 45600
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Janice Henry Coleman James Edwin Coleman 105 Leake Avenue #82 Nashville, Tennessee 37205	SAME

TAX MAP-PARCEL NUMBERS: 116-13-C-082

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$175,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Timothy M. Stewart and Thomas F. Stewart, as Co-Executors of the Last Will and Testament of Sibyl D. Stewart**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Janice Henry Coleman and spouse, James Edwin Coleman** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, Being Unit No.82of Belle Meade Tower along with parking space No. 56 horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Doc. No. 200010200104050, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Sibyl D. Stewart and husband James W. Stewart by deed from Mildred C. Smith, unmarried, of record in Book 10700, page 455, said Register's Office. The said Sibyl D. Stewart and James W. Stewart have since died with James W. Steward predeceasing Sibyl D. Stewart. The Last Will and Testament of Sibyl D. Stewart of record in Docket No. 04P625 and Instrument No. 5608-1463473, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, directed subject property to be sold by Timothy M. Stewart and Thomas F. Stewart, as Co-Executors with full power to sell, mortgage, lease or otherwise convey.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2004, and subsequent years; The Plan, with Owner's Certificate, of record in Doc. No. 200010200104050, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 4469, page 530, Book 4494, page 487, Book 4631, page 407,. Book 4631, page 410, Book 4851, page 950, Book 5046, page 828, amended in Doc. No. 200006140059221 and Doc. No. 200307250104241 said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 105 Leake Avenue #82, Nashville, Tennessee 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 18th day of June, 2004.

Timothy M. Stewart, Co-Executor

Thomas F. Stewart, Co-Executor

State of TENNESSEE

County of DAVIDSON

On this 18th day of June, 2004 , before me the undersigned authority, personally appeared Timothy M. Stewart, Co-Executor and Thomas F. Stewart, Co-Executor, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $175,000.00

Janice Henry Coleman

Affiant

Sworn and subscribed before me this the 21st day of June, 2004

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Notary Public