Davidson County DEEDWARR
Recvd: 07/28/04 14:19 2pgs
Fees:13.00 Taxes:658.60

20040728-0090444

Prepared by:
Realty Title & Escrow Company, Inc.
913 Conference Drive, Suite 101
Goodlettsville, TN 37072

DEBORAH K. DEVINE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

08-0407-90316

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $178,000.00

Affiant

Subscribed and sworn to before me, this 12th day of July, 2004.

Notary Public
My commission expires: ~~11/26/05~~ 11-27-04

Address of New Owner:	Send Tax Bills to:	Tax Information
Timothy Coffee 605 Sunnyslope Court Goodlettsville TN 37072	SunTrust Mortgage Inc P.O. Box 79041 Baltimore, MD 21279-0041	012-03-0-019.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jewell A. Haas, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Timothy A. Coffee and wife, Cynthia L. Coffee, hereinafter called the Grantees, their successors and assigns, a 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. 24 on the plan of Grizzard Manor, Section Two, of record in Plan Book 4660, page 17, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Albert J. Haas and wife, Jewell A. Haas by deed from Tom Pinkerton and wife, Peggy C. Pinkerton of record in Book 8934, page 902, Register's Office for Davidson County, Tennessee; and being the same property conveyed to Jewell A. Haas by deed from Albert J. Haas dated January 24, 1995 of record in Book 9586, page 118, Register's Office for Davidson County, Tennessee. John E. Pilfrey, husband of Jewell A. Haas, joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights, if any, that may be granted to a spouse by law in the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 605 Sunnyslope Court, Goodlettsville, TN 37072

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 13th day of July, 2004.

Jewell A. Haas

John E. Pilfrey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jewell A. Haas and husband John E. Pilfrey, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Goodlettsville, TN, this 13th day of July, 2004.

Janelle J. McGuire
State of Tennessee at Large

My Commission expires 11/26/05

JANELLE J. MCGUIRE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN