Davidson County DEEDWARR
Recvd: 12/01/04 13:37 2pgs
Fees:13.00 Taxes:332.63
20041201-0143054

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

ADDRESS NEW OWNER:

LaToya R. Coleman
321 Lakebrink Drive
Nashville, TN 37214

SEND TAX BILL:

GMAC Mortgage Corporation
100 Witmer Road
P.O Box 963
Horsham, PA 19044

MORTGAGEE:

GMAC Mortgage Corporation
100 Witmer Road
P.O Box 963
Horsham, PA 19044

MAP AND PARCEL:
MAP 96-16-0-A
PARCEL 11 CO

WARRANTY DEED

PICK-UP

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Leigh Ann Winters, n/k/a Leigh Ann Birk, married**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **LaToya R. Coleman,*** ("Grantee"), her heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

* Unmarried

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Phase One, Section One, Larchwood, as of record in Plat Book 6200, page 51, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Leigh Ann Winters, unmarried, by deed from Bella Townsend, formerly Bella D. Summers, and husband, Ben Townsend, of record in Book 11034, page 155, Register's Office for Davidson County, Tennessee. The said Leigh Ann Winters has since married and is now known as Leigh Ann Birk.

This conveyance is made subject to such limitations and restrictions and easements as may affect the premises.

Robert Steven Birk joins in the execution of this instrument to convey any interest he may have in the subject property as spouse of Leigh Ann Birk.

This is improved property known as 321 Lakebrink Drive, Nashville, TN 37214.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, her heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that she is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind herself, her heirs, assigns and representatives, to warrant and

forever defend the title to the Property to Grantee, her heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 30th day of November, 2004.

Leigh Ann Birk

Robert Steven Birk

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Leigh Ann Birk and Robert Steven Birk, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

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

Notary Public

My Commission Expires: 9-30-06

JEANNE BURTON GREGORY
Notary Public At Large
DAVIDSON COUNTY, TENN
My Commission Expires September 30, 2006

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $89,900.00.

AFFIANT

Subscribed and sworn to before me
this 30th day of November, 2004.

NOTARY PUBLIC

My Commission Expires: Sept 22, 2007

BRENDA ANNE WILSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007