This instrument prepared by Daniel L. Murphy, Attorney at Law, 207 W. 8th St., Columbia, Tennessee.

Return to:
Advantage Title & Escrow
109 Kenner Avenue
Nashville, TN 37205
615-292-2665
#1417

Davidson County DEEDWARR
Recvd: 12/02/04 13:34 2pgs
Fees:13.00 Taxes:185.00
20041202-0143734

GENERAL WARRANTY DEED

This indenture is made and entered into this the 15 day of **November, 2004** between **William Thomas Dunn and wife, Linda Carol Dunn** (hereinafter referred to as "GRANTOR") and **Melinda A. Coston, an unmarried woman** (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, sell, transfer and convey unto grantee, the following described tract or parcel of land:

LOCATED in the Nineteenth (19th) Civil District of Davidson County, Tennessee, more particularly described as follows:

Unit No. F-11, of Southern Hills Condominium created under Title 66, Charter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6594, Page 502, Register's Office for Davidson County, Tennessee together with the undivided percentage interest in the Common Elements appurtenant in said Unit as set forth in Exhibit A-1, of said Master Deed. Reference is hereby made in the Plat of Southern Hills Condominium as set forth in Exhibit A-2 of said Master Deeds for a more complete description of such Unit.

Being the same property conveyed to William Thomas Dunn and wife, Linda Carol Dunn by Instrument ~~#200054-0045101~~ ** #20000504-0045101 in the Davidson County, Tennessee Register of Deeds office.

Tax Parcel #147.03-OB-006.00 THIS IS IMPROVED PROPERTY KNOWN AS 370 WALLACE ROAD, F-11, NASHVILLE, TN 37211

Note: The legal description set forth above is the same property as contained in Grantor's previous deed of record and no new survey is available.

THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS OR CERTIFICATIONS AS TO THE CONDITION OF TITLE TO THE ABOVE- DESCRIBED PROPERTY AND HAS PREPARED THIS INSTRUMENT BASED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES.

To have and to hold the above-described tract or parcel of land, together with all rights, titles, interest, easements, appurtenances, and hereditaments thereto appertaining, to Grantee, its heirs and assigns forever in fee simple.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed in fee simple of the above-described tract or parcel of land, that Grantor has the full, good and lawful right and authority to sell, transfer and convey the same, and that the above-described tract or parcel of land is unencumbered, except for all matters of record, including but not limited to easements and/or restrictions of record in the Davidson County, Tennessee Register of Deeds office.

And, Grantor does warrant, and hereby binds its successors to title, to forever defend the title to the above-described tract or parcel of land against the lawful claims of all persons whatsoever, unto Grantee, its heirs and assigns.

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

William J. Dunn

William Thomas Dunn Also known as William T. Dunn

Linda Carol Dunn

Linda Carol Dunn

STATE OF TENNESSEE)

COUNTY OF MAURY)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared, **William Thomas Dunn and wife, Linda Carol Dunn** to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 15 day of November, 2004.

SEAL

JANICE MILLER NOTARY PUBLIC AT LARGE MAURY COUNTY, TENNESSEE

Janice Miller

NOTARY PUBLIC
COMMISSION EXPIRES: 02/23/2008

OATH: I, the undersigned Affiant, do hereby swear or affirm that the actual consideration for transfer of the value of the property being transferred, which ever is greater, is $ 50,000.00.

Kimberly Sherrin

AFFIANT

SWORN TO AND ~~SUBSCRIBED~~ BEFORE ME THE UNDERSIGNED THIS 15TH DAY OF NOVEMBER, 2004.

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

Deborah K. Devine

NOTARY PUBLIC
COMMISSION EXPIRES: 11-27-04

Owner:

Melinda A. Coston
370 WALLACE ROAD, UNIT F-11
NASHVILLE, TN 37211

Send Tax Bills To:

~~Same as Owner~~ FIFTH THIRD mortgage
P.O. BOX 170
CINCINNATI, OH 45263-0170