State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $120,000.00.

Subscribed and sworn to before me, this 17th day of December, 2004.

My Commission Expires: 1-27-07

Affiant

Notary Public

File No. N13806

NOTARY PUBLIC AT LARGE — DAVIDSON COUNTY, TENN.

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/20/04 09:44 2pgs
Fees:13.00 Taxes:444.00
20041220-0150724

THIS INSTRUMENT WAS PREPARED BY
First National Financial Title Svs., Inc.
25 Century Boulevard
Suite 203
Nashville, TN 37214

ADDRESS OF NEW OWNER:		SEND TAX BILLS TO:	
NAME: Edward Alan Coleman, Jr.		NAME: Option One Mortgage	
STREET ADDRESS: 6429 Henry Ford Drive		STREET ADDRESS: 1600 Parkwood Circle SE, Ste. 615	
CITY: Nashville	STATE: Tennessee	CITY: Atlanta	STATE: GA
ZIP CODE: 37209		ZIP CODE: 30339	
MAP & PARCEL NO.: 090-12-0-059.00			

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, Chalmer E. Nidiffer and wife, Norma J. Nidiffer

Hereinafter called Grantors have, bargained and sold, and by these presents does hereby transfer and convey unto Edward Alan Coleman, Jr.

Hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson County, State of Tennessee, more particularly described as follows:

Being Lot No. 240 on the Plan of Charlotte Park, Section IV, of record in Book 2663, Page 71, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the westerly margin of Henry Ford Drive at the corner of Lots 239 and 240; thence with the line between said lots, northwesterly 149 feet to a point; thence northeasterly 987.2 feet to the southerly margin of Edsel Drive; thence with the margin of said Drive, southeasterly 121.3 feet to the beginning of a curve; thence around said curve, southerly 39.3 feet to the westerly margin of Henry Ford Drive; thence with the margin of the same southwesterly 63.5 feet to the point of beginning.

BEING the same property conveyed to Chalmer E. Nidiffer and wife, Norma J. Nidiffer by Warranty Deed from Harold A. Abrams and wife, Marie Holt Abrams, dated 07/11/67, recorded 07/14/67, in Book 4152, Page 852, Davidson County, Tennessee.

This is improved property known as 6429 Henry Ford Drive, Nashville, TN 37209

To have and to hold the said tract or parcel of land, with all the appurtenance, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and we do covenant with the said Grantee that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 17th day of December, 2004.

Chalmer E. Nidiffer

Norma J. Nidiffer

State of Tennessee } ss
County of Davidson

On this the 17th day of December, 2004, before me, the undersigned Notary Public, personally appeared **Chalmer E. Nidiffer and Norma J. Nidiffer**, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

J. NICOLE HUGHES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public
My commission expires 1-22-07

WARRANTY DEED