McCann & Hubbard
7105 Crossroads Blvd. #102
Brentwood, TN 37027
615-377-3319

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/20/05 13:45 2 pgs
Fees:13.00 Taxes:408.76
20050120-0007518

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$110,475.00**

Affiant

Subscribed and sworn to before me, this 18th day of January, 2005.

Notary Public

My commission expires: (AFFIX SEAL)

SCOTT HUBBARD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires MAR. 27, 2005

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Hammond & Brandt Builders, LLC	**New Owner**	**Map 159-3, Parcel 022.00**
2607 Eugenia Avenue		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Anna G. Coleman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Hammond & Brandt Builders, LLC

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 2 on the Resubdivision of Lot 29, Camelot Acres, Section Two, of record in Plat Book 8250, page 376, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Ronald L. Coleman, Unmarried by Deed from Victor E. Braud, III and wife, Janet L. Bruad, of record in Book 5398, Page 601, and further conveyed to Anna G. Coleman by Quitclaim Deed from Ronald L. Coleman of record in Book 7060, page 225, all of the Register's Office for Davidson County, Tennessee.

This instrument is being executed in behalf of Anna G. Coleman, pursuant to a Power of Attorney executed by same on the 15th day of December, 2004, of record in Instrument No. 20050120-0007517, Register's Office for Davidson County, Tennessee.

This is Improved (____) Unimproved (__X__) property, known as: **5322 Lancelot Road, Brentwood, TN 37027**

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 and assigns forever; and we do covenant with the said GRANTEES 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 convenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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/our hand(s) this **18th** day of **January, 2005.**

Anna G. Coleman

Anna G. Coleman

By: Eddy A. Brown, Attorney in fact

Eddy A. Brown, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this **18th** day of **January, 2005**, before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Eddy A. Brown**, with whom I am personally acquainted (or proved to me on the bases of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for **Anna G. Coleman**, and that he as such Attorney-in Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Anna G. Coleman** for the purpose therein contained, by signing the name of **Anna G. Coleman** by himself as Attorney in Fact.

Witness my hand and official seal at Nashville, Tennessee, this **18th** day of **January, 2005**.

My Commission Expires: 4/12/05

Notary Public

JOHN T. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TN