2nd

Davidson County DEEDWARR
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Fees:13.00 Taxes:427.28

20050215-0016982

#212

Return to:

Southern Land Title & Escrow
934 Oldham Dr., Suite 100-A
Nolensville, TN 37135
Phone: 615-776-7461

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $ 115,480.00

Randy W Coleman
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS DATE:

February 11, 2005

NOTARY PUBLIC
ATLA
Sharon L. Clevenger
NOTARY PUBLIC

COMMISSION EXPIRES: _____

THIS INSTRUMENT PREPARED BY:

Grissim Title & Escrow, LLC

2309 Crestmoor Rd, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
John P. Knotts, Jr. 3801 Creekside Drive Nashville, TN 37211	Accredited Home Lenders, Inc 5500 Interstate North Pkwy Atlanta, GA 30328	**MAP 148-14/73.00**

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, I/WE, **MARTHA COLEMAN, UNMARRIED AND RANDY P. COLEMAN, UNMARRIED**

HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **JOHN P. KNOTTS, Jr.,** unmarried.

HEREINAFTER CALLED THE **GRANTEE(S),** 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. 92, on the Plan of Blanchard Heights Subdivision, as shown on plat of record in Plat Book 2663, page 62 and 63, in the Register's Office for Davidson County, Tennessee. Said Lot 92 is described as follows:

Beginning at a point in the northerly margin of Packard Drive at the corner of Lots Nos. 91 and 92; thence with the line of said lots, northwesterly 207.17 feet to a corner of Lot No. 93; thence with the line between Lots No. 92 and 93, southerly 195 feet to the easterly margin of Creekside Drive; thence with the margin of the same, southeasterly 196.51 feet to the beginning of a curve; thence around said curve, easterly 39.16 feet to the northerly margin of Packard Drive; thence with the margin of the same northeasterly 150.11 feet to the point of beginning.

Being the same property conveyed to Martha Coleman and son, Randy W. Coleman by Deed of record in Book 8527, Page 639, recorded 01/14/1992, Register's Office for Davidson County, Tennessee.

Randy W. Coleman executes this instrument as Attorney-In-Fact on behalf of Martha Coleman, pursuant to the Power of Attorney being recorded in Instrument No. 20050215-0016981, Register's Office for Davidson County, Tennessee.

Martha Coleman and Martha P. Coleman are one in the same.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

THIS IS (X) IMPROVED ( ) UNIMPROVED PROPERTY KNOWN AS:3801 Creekside Drive, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, this date: FEBRUARY 11, 2005

Martha Coleman
BY: Martha Coleman by
Randy W. Coleman, Attorney-in-Fact

Randy W Coleman
Randy W. Coleman

NOTARY ACKNOWLEDGEMENT

(Individual Notary Acknowledgement)
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Randy W. Coleman with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he/she/they executed the within instrument for the purposed therein contained.

Witness my hand and official seal at office at Nashville, TN on this the 11th day of February, 2005.

Sharen L. Clevenger
Notary Public

NOTARY PUBLIC
AT LARGE
Sharen L. Clevenger
My Commission Expires
March 22, 2008

Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared _____ and _____ with whom I a personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, a corporation, and that _____as such _____ and _____being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such_____.

Witness my hand and official seal at office in _____, Tennessee on this the _____day of _____.

_____
Notary Public

Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of February, 2005, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Randy W. Coleman to me known to be the person who executed the foregoing instrument in behalf of Martha Coleman, and acknowledged that Randy W. Coleman executed that same as the free act and deed of the said Martha Coleman.

Witness my hand and official seal at Nashville, Tennessee, this the 11th day of February, 2005.

Sharen L. Clevenger
Notary Public

NOTARY PUBLIC
AT LARGE
Sharen L. Clevenger
My Commission Expires
March 22, 2008

Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to me that _____ is the _____of _____, a Tennessee limited liability company, and that _____, being authorized so to, executed the within instrument for the purposes therein contained on behalf of the said _____, by signing _____ name as such _____.

Witness my hand and official seal at office, this the _____day of _____, _____.

_____
Notary Public

Commission Expires: _____

RWC
MP