WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 129,900.00

John A. Coleman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
8th DAY OF April 2005

Traci Brooks
Notary Public

MY COMMISSION EXPIRES: Feb. 6, 2007
(AFFIX SEAL)

TRACI BROOKS NOTARY PUBLIC STATE OF TENNESSEE FEB. 6, 2007 COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
Title Escrow-Robertson County, 2784-A Highway 31W, White House, Tennessee 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John A. Coleman (NAME)	Owner (NAME)	MAP 2 PARCELS
168 East End Road (ADDRESS)	(ADDRESS)	32.00 001 &
Goodlettsville, Tennessee 37072 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	32.00 002

FOR AND 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, Timothy E. Upchurch, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John A. Coleman and wife, Kathy E. Coleman

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:

SEE ATTACHED EXHIBIT A

Davidson County DEEDWARR
Recvd: 04/12/05 15:33 3 pgs
Fees:18.00 Taxes:480.63

20050412-0040625

unimproved ( )
This is improved (X) property, known as 168 East End Road, Goodlettsville, Tennessee 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 covenant 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 hand this 8th day of April, 2005

Timothy E. Upchurch

Timothy E. Upchurch

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Timothy E. Upchurch, unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at White House, Tennessee, this 8th day of April 2005.

Commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

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

My commission expires _____

Notary Public

EXHIBIT A

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

According to the deed recorded in Book 918, Page 63 in the Register's Office for Davidson County, Tennessee:

Beginning at a point in the center of a road about 4 ft. N. E. from a stone; thence with said road, S. 55 1/4 E. 10 P to a point in said road; thence S. 72 deg. E. 8 28/100 P. to a point in said road; thence S. 2 3/4 W. 8 P. to a point; thence N. 84 1/4 W. 24 1/5 P. to a stone; thence N. 22' E. 15 P. to the beginning containing about 1 1/2 acres to the same more or less.

Being part of the same property conveyed to Timothy E. Upchurch by deed from Bobby G. Upchurch of record in Book 11701, Page 800, Register's Office, Davidson County, Tennessee.

This is part of the same description as in previous deed of record.

This conveyance is subject to any and all easements, if any.

This conveyance is made subject to that portion of the property extending into the center of a road.