THIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC
51 Century Boulevard, Suite 308
Nashville, TN 37214

When recorded return to:

Baldwin Land Title, PLLC
51 Century Blvd. Ste. 308
Nashville, TN 37214

SEND TAX BILLS TO:
Mary Sue Mathis
222 Cottage Place
Nashville, TN 37214

MAP PARCEL NUMBERS:
95-2-168.00

Davidson County DEEDWARR
Recvd: 04/20/05 11:00 2 pg
Fees:13.00 Taxes:354.83
20050420-0043888

WARRANTY DEED

THIS INDENTURE, made and entered into this **31st** day of **March, 2005**, by and between **Joleen M. Coon, married** party of the first part, and **Mary Sue Mathis**, party of the second part,

WITNESSETH: That for and in consideration of **$95,900.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Unit No. 40 on the Plan of Cottage Place Condominiums, of record in Book 6520, pages 816-823, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements, all as described in the Master Deed, Declaration of Covenants, Conditions and Restrictions, of record in Book 6520, page 745, said Register's Office, as amended by Amendment to Master Deed, Declaration of Covenants, Conditions, and Restrictions, of record in Book 6569, page 212, said Register's Office, and by Second Amendment to Master's Deed, Declaration of Covenants, Conditions and Restrictions of record in Book 6636, Page 722, said Register's Office.

Being part of the same property conveyed to Joleen M. Coon, by Quitclaim Deed from Louella Moore, unmarried, dated 10/30/2002 and recorded 10/02/2002 of record as Instrument No. 20021002-0119407, said Register's Office.

The above legal is identical to the one of the previous deed.

The said property has never been the primary residence of Joleen M. Coon and George Coon.

This property is also known as: 222 Cottage Place, Unit 40, Nashville, Tn 37214

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Joleen M. Coon

Joleen M. Coon

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Joleen M. Coon, married** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 31st day of March, **2005**.

My commission expires 9/30/06

Notary Public

CHRISTOPHER W. WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES SEPTEMBER 30, 2006

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$95,900.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 31st day of March, **2005**.

PROPERTY ADDRESS:
222 Cottage Plave
Nashville, TN 37214

NAME & ADDRESS OF NEW OWNER:
Mary Sue Mathis
222 Cottage Place
Nashville, TN 37214

CHRISTOPHER W. WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES SEPTEMBER 30, 2006