

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$43,000.00
|X Timothy R. Coleman
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|25th DAY OF April, 2005
|Susan Frensley Newton
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 11-26-2005
| (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 04/27/05 15:56 2 pgs
Fees:13.00 Taxes:159.10

20050427-0047122

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy R. & Cynthia E. Coleman 369 Monaco Dr. Hermitage, TN 37076	New Owner	Map 17-00 Parcel 59

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,

Myrna Faye Skaggs Baldock, a widow

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Timothy R. Coleman and wife, Cynthia 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:

A CERTAIN TRACT OR PARCEL OF LAND IN THE 10TH CIVIL DISTRICT OF DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

BEGINNING AT A POINT IN THE CENTER LINE OF LICKTON PIKE WITH STONE MARKER IN THE NORTHERLY MARGIN OF SAME, A CORNER TO JAMES P. SKAGGS TRACT AND THE SOUTHEAST CORNER OF THIS TRACT; THENCE WITH THE CENTER LINE OF SAID PIKE SOUTH 77 DEGREES 40 MIN. WEST 210 FEET TO A POINT AT THE SOUTH END OF A LINE FENCE, A CORNER TO OSCAR W. DAVIS; THENCE WITH SAID FENCE AND THE LINE OF SAID DAVIS AS FOLLOWS: NORTH, 432 FEET TO A POST; NORTH 14 DEGREES 00 MIN. WEST 181.5 FEET TO A POST; NORTH 69 DEGREES, 15 MIN. EAST 212 FEET TO A POST, A CORNER TO SAID DAVIS IN THE LINE OF AFORESAID SKAGGS; THENCE WITH THE LINE OF SAID SKAGGS AS FOLLOWS: SOUTH 15 DEGREES 20 MIN. EAST 210 FEET TO A STONE; SOUTH 00 DEGREES 40 MIN. WEST 434 FEET TO THE BEGINNING, ACCORDING TO A SURVEY MADE BY JOHN R. ALLEY, SURVEYOR, DATED JULY 10TH, 1965.

BEING THE SAME PROPERTY CONVEYED TO MYRNA FAYE SKAGGS BALDOCK AND HUSBAND, JAMES DAVID BALDOCK AND SHIRLEY SUE SKAGGS LOCKHART AND HUSBAND, JERRY RAY LOCKHART, EACH COUPLE WITH A ONE-HALF UNDIVIDED INTEREST AS TENANTS IN COMMON, BY DEED FROM PEGGY LOUISE SKAGGS BUSH, DATED MARCH 14, 1997, AND OF RECORD IN BOOK 10386, PAGE 135, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. JAMES DAVID BALDOCK HAVING SINCE DIED. PROPERTY THEN CONVEYED TO MYRNA FAYE SKAGGS BALDOCK BY QUITCLAIM DEED FROM SHIRLEY SUE SKAGGS LOCKHART AND HUSBAND, JERRY RAY LOCKHART, DATED APRIL 25, 2005, AND BEING RECORDED SIMULTANEOUSLY HEREWITH IN INSTRUMENT NUMBER 20050427-0047121, SAID REGISTER'S OFFICE.

This conveyance is made subject to the following:

1) 2005 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is unimproved property known as: Map 17, Parcel 59, Lickton Pike, Goodlettsville, TN 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(s) this 25th day of April, 2005.

Myrna Faye Skaggs Baldock
Myrna Faye Skaggs Baldock

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Myrna Faye Skaggs Baldock, a widow, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of April, 2005.

NOTARY PUBLIC

My Commission Expires: 7-2-08

CHERYL L. TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

MY COMMISSION EXPIRES:
JULY 2, 2008

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076