File Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

Davidson County DEEDWARR
Recvd: 05/02/05 09:18 2 pgs
Fees:13.00 Taxes:1868.50
20050502-0048232

W & I Ref:(gj) Title No: 46184
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Benjamin Doochin Clarissa Doochin 90 Victoria Park Nashville, Tennessee 37205	SAME

TAX MAP-PARCEL NUMBERS: 104-14-G-051

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$505,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Cynthia Coleman , unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Benjamin Doochin and spouse, Clarissa Doochin** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 102 on the Plan of Revised Final Plat for Whitworth of record in Book 7900, page 140-144, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to James J. Coleman M.D. and wife, Cynthia M. Coleman by deed from Rochford Realty and Construction Co., Inc. of record in Book 8662, page 293, said Register's Office. The said James J. Coleman, M.D. and Cynthia have since divorced. By Quitclaim Deed of record in Doc. No. 20020103-0000849, said Register's Office, James J. Coleman conveyed his interest in subject property to Cynthia Coleman.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2005, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 7900, Page 140-144, said Register's Office, which Plan shows a 35 foot minimum building setback line from Victoria Place, together with a designated building site, and 20 foot easement for public utility and joint access purposes along the rear line(s) of said lot and a 10 foot underground N.E. S. easement along the front line of said lot; The Declaration of Covenants, Conditions and Restrictions of record in Book 8026, page 305, Book 8047, page 243, Book 8282, page 45, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 90 Victoria Park, Nashville, Tennessee 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of April, 2005.

Cynthia Coleman

Cynthia Coleman

State of TENNESSEE
County of DAVIDSON

On this 28th day of April, 2005, before me the undersigned authority, personally appeared Cynthia Coleman, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 3/25/06

Notary

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $505,000.00

Affiant

Sworn and subscribed before me this the 29th day of April, 2005

Notary Public

My Commission Expires: 3/25/06

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.