This Instrument Prepared By:
Broker's Escrow Services, Inc.,
211 Donelson Pike, Suite 2,
P. O. BOX 140255
Nashville, Tennessee 37214

Davidson County DEEDWARR
Recvd: 05/02/05 09:40 2 pgs
Fees:13.00 Taxes:532.80
20050502-0048260

ADDRESS NEW OWNER:
Buhler-Freeman Management, LLC
P.O.Box 140539
Nashville, TN 37214

SEND TAX BILL TO:
Owner

MORTGAGEE:
Tennessee Commerce Bank
381 Mallory Station Rd Suite 207
Franklin, TN 37067

MAP **96**
GROUP **13**
PARCEL **181**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ronald Coin, a single man** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Buhler-Freeman Management, LLC., a Tennessee Limited Liability Company**, hereinafter called the GRANTEE, its heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being a portion of the C.E. Hooper property of record in Deed Book 4484, page 13 Registers Office for Davidson County, Tennessee, and being 245.94 feet East of the intersection of Donelson Pike and Allen Road, described of follows:

Said parcel of land fronts 100.00 feet on the Northerly margin of Allen Road and extends back between parallel lines 200.00 feet to a dead line in the rear on which it measures 100.00 feet thereon.

Being the same property conveyed to Ronald Coin, and James H. Lester as Tenants in Common and their wives, Barbara A. Coin and Maedean H. Lester by deed from C.E. Hooper and wife, Peggy K. Hooper, Frank Bellar and wife Ruth Beller, of record in Book 5109, page 722. James H. Lester and wife Maedean H. Lester further conveyed to Ronald Coin of record in Book 9470, page 125 Register's Office for Davidson County, Tennessee. Barbara A. Coin, spouse of Ronald Coin, having since died (death certificate No. 8100878 State of Tennessee) vesting title in Ronald Coin.

This is improved property known as 938 Allen Rd., Nashville, Tennessee 37214.

Taxes for the current year have been settled between the parties. This conveyance is also made subject to the following matters:

1. Taxes resulting from supplemental, revised or corrected assessments under T.C.A., section 67-5-603, et. seq.
2. Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.
3. Subject to all covenants, subdivision restrictions, easement and other matter of record in Davidson County, Register's Office.

4. Subject to all of those facts, conditions and limitations shown on the record in Register's Office for Davidson County, Tennessee.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

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, its heirs and assigns, forever; and,

GRANTOR does covenants with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 28th day of April, 2005.

Ronald Coin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Ronald Coin, a single man**, 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 Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 28th day of April, 2005.

NOTARY PUBLIC

REBECCA R. WAYNICK NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN My Commission Expires 09/08/2007

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is ~~greater~~, for this transfer is $144,000.00.

AFFIANT

Subscribed and sworn to before me on this 28th day of April, 2005.

NOTARY PUBLIC

REBECCA R. WAYNICK NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN My Commission Expires 09/08/2007

My Commission Expires: