Return To Executive Title, LLC 2520 N. Mt. Juliet Rd. Mt. Juliet, TN 37122 **WARRANTY DEED** ET-05-5504	STATE OF Tennessee COUNTY OF Blount THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00 Connie J. Bucheit Affiant Subscribed and sworn to before me, this 5th DAY OF May, 2005 Ashley Bush Notary Public MY COMMISSION EXPIRES: 2-19-09 (AFFIX SEAL)

ASHLEY BUSH
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW 2012 21st AVENUE SOUTH NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donna Coons and James Coons	Vanderbilt Mortgage & Finance	
(NAME)	(NAME)	
2337 Monticello Drive	P.O. Box 9800	71-1-82
(ADDRESS)	(ADDRESS) 37802	
Nashville, Tennessee 37207	Maryville TN	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we VANDERBILT MORTGAGE AND FINANCE, INC., hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto DONNA COONS AND HUSBAND, JAMES COONS, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, bounded on the West by Monticello Drive, located generally North of Trinity Lane, as recorded in Deed Book 11525, Page 252, R.O.D.C., TN., more particularly described as follows:

Davidson County DEEDWARR
Recvd: 05/20/05 10:17 2 pgs
Fees:13.00 Taxes:296.00
20050520-0057027

Beginning at an iron pin in the Easterly margin of Monticello Drive, approximately 194 feet Southerly from the centerline of the TVA Transmission line; thence leaving said drive, a common line with the Ricky Ferguson property, North 66 degrees 00 minutes 00 seconds East 478.42 feet to an iron pin, thence a common line with the John Muhich trustee property South 22 degrees 00 minutes 00 seconds East, 125.76 feet to an iron pin; thence, a common line with the Gladys Bond property, South 66 degrees 00 minutes 00 seconds West, 431.09 feet to an iron pin in the Easterly margin of Monticello Drive; thence, with said drive and a curve to the left having a central angle of 12 degrees 29 minutes 59 seconds, a radius of 610.00 feet, a distance of 133.08 feet and a chord bearing and distance of North 42 degrees 51 minutes 48 seconds West, 132.81 feet to an iron pin to the point of beginning. As surveyed by Thornton and Associates, Inc. 1205 Graycroft Avenue Madison, Tennessee 37115. Flie No. 01-624

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

Being the same property conveyed to Vanderbilt Mortgage by Substitute Trustee's Deed from David G. Mangrum, Substitute Trustee, dated January 7, 2005 as of record in Instrument Number 20050110-0003768, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2337 Monticello Drive, Nashville, Tennessee 37207
(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/our hand(s) this 5th day of May, 2005.

~~Clayton Homes, Inc.~~ VANDERBILT MORTGAGE AND FINANCE, INC.

State of Tennessee
County of Blount

Before me, the undersigned Notary, personally appeared Paul Nichols With whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be President (or other officer authorized to execute instrument) of Vanderbilt Mortgage and Finance of Tennessee. the within named bargainor, a corporation, and that such President or officer as such Vanderbilt Mortgage and Finance executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as President

Witness my hand and seal, at office in Mt. Juliet, Tennessee, this the 16 day of May, 2005

Ashley Bush
NOTARY PUBLIC



My commission expires: 2-19-06

Prepared By and Return to:
Executive Title
2520 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122