THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 24161-04-2005**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $385,000.00. Affiant Subscribed and sworn to before me this 15th day of June, 2005. Notary Public My Commission Expires: 9/30/08

AMY LEATHERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Daniel R. Coffman, Carolyn Kim Duncan 3805 Abbott Martin Road #D Nashville, TN 37215	**Send Tax Bills To:** New Owner	**Tax Information:** Map No.116.12-0H Parcel No. 004.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Anne H. Crow**, married ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Daniel R. Coffman and Carolyn Kim Duncan, Trustees of the Daniel R. Coffman Trust and Carolyn Kim Duncan and Daniel R. Coffman, Trustees of the Carolyn Kim Duncan Trust** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3805 Abbott Martin Road #D, Nashville, TN 37215

Charles T. Crow joins in this conveyance to convey any and all marital interest he may have in the above described property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the ~~15th~~ 10th day of June, 2005.

Anne H. Crow

Charles T. Crow

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Anne H. Crow** and **Charles T. Crow** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this ~~15th~~ 10th day of June, 2005.

Notary Public

My Commission Expires: _____

Davidson County DEEDWARR
Recvd: 06/15/05 09:16 2 pgs
Fees:13.00 Taxes:1424.50
20050615-0068182

J. MICHAEL MORGAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
J. Michael Morgan
My Commission Expires
July 30, 2005
STATE OF TENNESSEE

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No.. 3805-D, together with the appurtenant interest in the common elements of Abbott Glen Condominium, a horizontal property regime established by Master Deed, of record in Book 8133, page 503, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "A-2" to the aforementioned Master Deed.

Being the same property conveyed to Anne H. Crow by deed dated 12/15/99 from John M. Hooper, III, an unmarried person of record in Instrument No. 199912170304221, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2005 County Taxes which have been prorated and assumed by the Grantees.
2. Charter of Incorporation of Abbott Glen Condominium Association of record in Book 8130, page 125, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Abbott Glen Condominium , of record in Book 8133, page 503, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. Indemnity Agreement recorded in Book 8148, page 375, Register's Office for Davidson County, Tennessee.