RECORD & RETURN TO:
Nations Title Agency of Tennessee, Inc.
5214 Maryland Way, Ste. 208
Brentwood, TN 37027
05TN03368

This instrument prepared by:
Brenda R. Lehman, Attorney at Law, an employee of
First American Title Insurance Company
Six Cadillac Drive, Suite 190
Brentwood, Tennessee 37027
(615) 371-8999

File No.: **2120-874345**

Davidson County DEEDWARR
Recvd: 07/05/05 16:01 3 pgs
Fees:18.00 Taxes:641.95
20050705-0077049

WARRANTY DEED

THIS INDENTURE, made and entered into this **Twenty-eighth day of June, 2005**, by and between **John E. Coleman and wife, Susan R. Coleman**, parties of the first part, and **Joseph Paul Melvin, an unmarried man**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Antioch**, County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Lot 118 on the plan of OAK HIGHLANDS, as of record in Plan Book 6900, pages 432 - 435, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to John E. Coleman and wife, Susan R. Coleman by Deed from Gary A. Cearbaugh and wife, Terry W. Cearbaugh, recorded on the 18th day of July, 1995 in Deed Book 9733, Page 204, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to:
(1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Parcel ID # **173-4A-118CO**
X Improved OR
Unimproved property located at: **5065 West Oak Highland Dr., Antioch, Tennessee 37013**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

John E. Coleman

John E. Coleman

Susan R. Coleman

Susan R. Coleman

STATE OF **TN**

COUNTY OF **WILLIAMSON**

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **John E. Coleman and wife, Susan R. Coleman** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as **their** free Act and Deed.

Witness my hand and Notarial Seal this **Twenty-eighth day of June, 2005.**

Mandy R Baird

Notary Public

My Commission Expires: 7/29/07

MANDY R. BAIRD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

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Owner's Name: **Joseph Paul Melvin**

and Address: **5065 West Oak Highland Dr.**
Antioch, TN 37013

Mail tax bills to, (Person or Agency responsible for payment of taxes)

SunTrust MOrtgage
1001 Semmes Ave.
Richmond, VA 23224

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$173,500.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

John E. Coleman
Affiant

Subscribed and sworn to before me this **Twenty-eighth day of June, 2005.**

Mandy R Baird
Notary Public

My Commission Expires: 7/29/07

MANDY R. BAIRD
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY TENNESSEE