This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6050408

Davidson County DEEDWARR
Recvd: 07/20/05 15:26 2 pgs
Fees:13.00 Taxes:332.63
20050720-0084521

Send Tax Bills To:
Cynthia Coffee
2738 Penn Meade Drive
Nashville, TN 37214

New Owner is:
2738 Penn Meade Drive
Nashville, TN 37214

MAP: 52-13-O-A
PARCEL: 33.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Hilda C. Hill a/k/a Remegilda Cedeno Hill and Edna M. Caldwell**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Cynthia D. Coffee,**_____, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Being Unit 33 as created and established by Master Deed and Bylaws for River Glen a Horizontal Property Regime in Book 7566, page 571, Register's Office for Davidson County and as shown and described on the plan for River Glen, Phase I, of record in Plat Book 6900, page 671, Register's Office for Davidson County submitted to said Master Deed and Bylaws by Instrument of record in Book 7724, page 289, said Register's Office to all of which reference is hereby made for a more complete description together with a undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed and Bylaws as may be from time to time amended as planned herein.

Being the same property conveyed to Hilda C. Hill and Edna M. Caldwell, as joint tenants with rights of survivorship by Deed from Alphonso Jackson, Acting Secretary of Housing and Urban Development dated July 21, 2001, recorded August 5, 2004, in Instrument No. 200408050094489, Register's Office for Davidson County, Tennessee. Said Hilda C. Hill a/k/a Remegilda Cedeno Hill. The sole purpose of this property is investment.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

HCH ECM
Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the

Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 7 day of July, 2005.

GRANTOR:

Hilda C. Hill

Hilda C. Hill a/k/a Remegilda Cedeno Hill

Edna M. Caldwell

Edna M. Caldwell

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Hilda C. Hill a/k/a Remegilda Cedeno Hill and Edna M. Caldwell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 7 day of July, 2005.

MELISSA SANDERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES JULY 19, 2008

My Commission Expires:_____

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $89,900.00.

Affiant

SWORN TO and subscribed before me this 7 day of July, 2005

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

NOTARY PUBLIC

My commission expires: My Commission Expires March 22, 2008