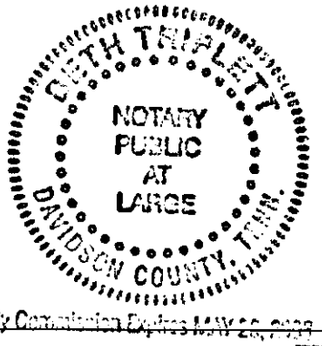
#9917 Box 13

WARRANTY DEED



My Commission Expires March 28, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,273.44

Betty Coleman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF JUNE, 2005.

Cathy Triplett
Notary Public

MY COMMISSION EXPIRES: May 28, 2006.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Betty Coleman	Betty Coleman	43-10B-103
(NAME) 555 North Dupont Avenue Condominium E-103	(NAME) 555 North Dupont Avenue Condominium E-103	
(ADDRESS) Madison, TN 37115	(ADDRESS) Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Shirley Manlove-Smith and Charles D. Phillips and Gayle Hardaway and Randy L. Phillips, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Betty Coleman, unmarried, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. E-103, on the Plan of Madison Park Condominiums, Phase II, according to the Master Deed of record in Book 5462, Page 614, as corrected by Book 5608, Page 551, and Amended by Book 8014, Page 416, in Register's Office for Davidson County, Tennessee, and more particularly described in Plat Book 5200, Page 179 thru 182, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Sam H. Bracken and wife, Vivian L. Bracken, by deed of record in Book 9795, Page 704, Register's Office for Davidson County, Tennessee.

The said Vivian L. Bracken having since died and being predeceased by Sam H. Bracken.

Heirship Affidavit of record in Instrument No 20050727-0087644, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Charles D. Phillips by Shirley Manlove Smith as his Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. * , in the Register's Office for Davidson County, Tennessee.

*20050727-0087647

unimproved ☐

This is improved ☒ property, known as 555 North Dupont Avenue Condominium E-103, Madison, TN 37115
(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.

Davidson County DEEDWARR
Recvd: 07/27/05 13:37 2 pgs
Fees:13.00 Taxes:149.01
20050727-0087648

Witness our hands this 13th day of June, 2005.

Gayle Hardaway

Randy L. Phillips

Shirley Manlove-Smith

Charles D. Phillips by Shirley Manlove Smith his attorney in fact.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Shirley Manlove-Smith and Gayle Hardaway and Randy L. Phillips 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 purpose therein contained.

On this the 13th day of June, 2005, before me personally appeared Shirley Manlove Smith, the person who executed the foregoing instrument on behalf of Charles D. Phillips and who acknowledged that she executed the same as the free act and deed of the said Charles D. Phillips, through Power of Attorney granted her by the said Charles D. Phillips.

Witness my hand and official seal at Nashville, Tennessee this 13th day of June, 2005.

Commission expires: May 28, 2006

Notary Public

BETH TRIPLETT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires May 28, 2006