Realty Title IS
Box 48A

Please Return To
REALTY TITLE & ESCROW
4721 ANDREW JACKSON PKWY
HERMITAGE, TN 37076

Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy.
Hermitage, TN 37076

Davidson County DEEDWARR
Recvd: 09/19/05 15:27 2 pgs
Fees:13.00 Taxes:492.66
20050919-0112500

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $133,150.00

R. Gill. Jant
Affiant

Subscribed and sworn to before me, this 1st day of August, 2005.

Ken Steinke
Notary Public
My commission expires: 9-16-08

KEVIN STEINKE NOTARY PUBLIC AT LARGE WILSON

15-0507-150409

Address of New Owner:	**Send Tax Bills to:**	**Tax information**
Tracy Haflett	First Franklin, a division of	61-10-0-150
799 Mathews Avenue	150 Allegheny Center Mall	
Nashville TN 37216	Pittsburgh, PA 15212	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Debbie A. Coffman, unmarried**, hereinafter referred to as Grantor, has bargained and sold, and do hereby transfer and convey to **Tracy Haflett and wife, Terri Scott, and Agnes Scott**, hereinafter called the Grantees, their successors 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 Lot No. 31, on the Plan of Maplewood Manor Subdivision, of record in Book 547, Page 102, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Debbie A. Coffman by deed from Bank of New York as Trustee, dated May 15, 2002, of record in Instrument No. 20020521-0061770, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 799 Mathews Avenue, Nashville, TN 37216

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever

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 hand this 23 day of August, 2005.

Debra A. Coffman

Debra A. Coffman

STATE OF Colorado
COUNTY OF Adams

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Debra A. Coffman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Westminster, CO, this 23rd day of August, 2005.
(city) (state)

Notary Public
~~State of Tennessee at Large~~ CO

My Commission expires 5/12/06

STUART WRIGHT NOTARY PUBLIC STATE OF COLORADO