Book 14A
19706-4

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/28/05 13:31 2 pgs
Fees:13.00 Taxes:7.40

20050928-0116548

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$2,000.00.**

William M. Green
Affiant

Subscribed and sworn to before me, this the 27th day of September, 2005.

Notary Public

My commission expires: 11-19-08

(AFFIX SEAL)

KATHY HAND NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
William M. Green	New Owner	**Map 060-5, Parcel 020.00**
7065 Moores Lane		
Brentwood, TN 37027		

FOR AND IN 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,

Coleman Realty Company, Inc., a Tennessee corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

William M. Green

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 Reserved Parcel "B" on the Plan of Aldrich Heights, Section Four Revised, of record in Plat Book 2900, page 39, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Woodbine Homes, Inc. by Deed from J. R. Aldrich, an unmarried man, of record in Book 2143, Page 227, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Robert T. Coleman by Quitclaim Deed from Coleman Realty Co. (formerly Woodbine Homes, Inc. having changed its name to Coleman Realty Co. by Amendment to its Charter filed March 4, 1964, of record in Book 3723, page 600), of record in Book 7640, page 698, and further conveyed to Coleman Realty Company, Inc., a Tennessee corporation by Quitclaim Deed from Robert T. Coleman, of record in Instrument No. 20010712-0074497, Register's Office for Davidson County, Tennessee.

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

This is improved (____) Unimproved (__X__) property, known as **Capps Drive, Nashville, TN 37207**

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.

Witness its hand by its duly authorized officer this **27th** day of **September, 2005.**

Coleman Realty Company, Inc.

By: Robert T. Coleman

Robert T. Coleman, President

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Robert T. Coleman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of the Coleman Realty Company, Inc., within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such President.

Witness my hand and official seal at Nashville, Tennessee, this **27th** day of **September, 2005.**

Notary Public

KATHY HAND NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TENN.

My Commission Expires: 11-19-08