Davidson County DEEDWARR
Recvd: 11/04/05 10:30 2 pgs
Fees:13.00 Taxes:925.00
20051104-0134104

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 27th day of October, 2005.

Notary Public

My Commission Expires: 11/2/07

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires 11/02/07

**WARRANTY DEED**

**THIS INSTRUMENT WAS PREPARED BY**

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Jerry C. Cole
137 Sequoyah Lane
Nashville, TN 37211

SEND TAX BILLS TO:
Bank of America
P.O. Box 1675
Coraopolis, PA 15108-0000

MAP-PARCEL NUMBERS:

155-10-0-A-072.00-CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Donald F. Grammer, and Wife, Carol L. Grammer hereinafter referred to as Grantors, hereby transfers and conveys to Jerry C. Cole and wife, Melissa K. Cole hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

BEING Lot No. 33 on the Plan of McCrory Trace Estates, of record in Book 6900, Page 720 through 723, and corrected by Surveyor's Instrument of Correction, of record in Book 7825, Page 429, of the Register's Office of Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Donald F. Grammer, and Wife, Carol L. Grammer by Warranty Deed from Construction Associates, Inc., an Alabama Corporation, of record in Book 9284, page 398, Register's Office for said Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2006 and subsequent years, a lien, but not yet due and payable.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Book 6900, Page 720 through 723, and corrected by Surveyor's Instrument of Correction, of record in Book 7825, Page 429, Register's Office of said County.

Restrictive Covenants of record in Book 7241, Page 597, as amended in Book 7576, Page 846, Register's Office of said County

County and/or City taxes for the year 2006, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 137 Sequoyah Lane, Nashville, TN 37211.

**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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 27th day of October, 2005.

Donald F. Grammer

Carol L. Grammer

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Donald F. Grammer and Carol L. Grammer, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand and official seal this 27th day of October, 2005.

Notary Public

My Commission Expires: 10/10/09

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

DONALD R. BARRETT

251000634