07

Realty Title
48-A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 139,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of November, 2005

Notary Public:

MY COMMISSION EXPIRES: 2/20/2009
(AFFIX SEAL)

DIANE K. MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Evelyn Childs	NEW OWNER	Map 149
1236 Twin Circle Drive		Group 12-O-B
Nashville, TN 37217		Parcel 3-CO

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

Tammy L. Coffman, unmarried f/k/a Tammy Crutcher

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Evelyn Childs

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:

BEING Lot No. 3, on the Plan of Final Plat, Phase 1, Forest Cove, of record in Plat Book 9700, Page 754, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Tammy Crutcher by Quitclaim Deed from Samuel D. Crutcher of record in Instrument 20010221-0016446, said Register's Office. See also deed of record in Book 11538, Page 836, said Register's Office. The said Tammy Crutcher is now known as Tammy L. Coffman.

This conveyance is subject to Restrictions and By-Laws of record in Book 11149, Page 641; Book 11313, Page 436; Book 11149, Page 666, said Register's Office.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 9700, Page 754, said Register's Office; (3) All matters of record in Plat Book 9700, Page 731, said Register's Office; (4) Easements of record in Book 437, Page 21; Book 4607, Page 484; Book 2244, Page 13; Book 2905, Page 501; Book 3463, Page 126; Book 7181, Page 183; Book 7582, Page 193; Book 7269, Page 389, said Register's Office; (5) Conveyance of Water Mains of record in Book 8204, Page 276; Book 8204, Page 22, said Register's Office; (6) Storm Water Detention Agreement of record in Book 11540, Page 798, said Register's Office.

Tammy L. Coffman, Tammy Crutcher, Tammy Lynn Crutcher, and Tammy Crutcher Coffman being one in the same person.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1236 Twin Circle Drive, Nashville, TN 37217

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 my hand this 8th day of November, 2005.

Tammy L. Coffman

Davidson County DEEDWARR
Recvd: 11/15/05 12:09 2 pgs
Fees:13.00 Taxes:517.63

20051115-0137986

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 Tammy L. Coffman, f/k/a Tammy Crutcher, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of November, 2005.

My Commission Expires: ~~01/24/09~~
3/31/07

Notary Public

JAMIE CRUTCHFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.