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SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin TN 37064

Davidson County DEEDWARR
Recvd: 02/02/06 10:48 3 pgs
Fees:18.00 Taxes:440.30
20060202-0013125

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 31st day of January, 2006.

Notary Public

My Commission Expires: 10/10/09

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

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:
Jennifer Michelle Coleman, an unmarried woman,

3222 Wingate Ave.
Nashville, Tennessee 37211

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

133-02-0-140.00

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, Wilhelmenia S. Cothern hereinafter referred to as Grantors, hereby transfers and conveys to Jennifer Michelle Coleman, an unmarried woman, , 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. 62, Airdrie Subdivision B, Property of D. C. Buell as shown by plat of record in Plat Book 547, Page 42, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to James D. Seat and wife, Minnie Lee Seat by Deed from Willie Bowers Jonte and wife, Mary Elizabeth Jonte of record in Deed Book 00996, page 515, Register's Office for Davidson County, Tennessee. The said James D. Seat and wife, Minnie Lee Seat are deceased. The said Minnie Lee Seat leaving her Last Will & Testament which devised the property to Wilhelmenia S. Cothern a/k/a Wilhelmenia S. Cothorn. The Last Will and Testament of record in Instrument No. 20060202-0013122, Register's Office for Davidson County, Tennessee.

260100327

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plat Book 547, Page 42, Register's Office of said County.

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.

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 3222 Wingate Ave., 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 31st day of January, 2006.

_____

Wilhelmenia Seat Cothern

_____

By: _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Garnett R. Cothern, Jr., with whom I am personally acquainted, and who proved himself to be the attorney in fact of Wilhelmenia S. Cothern, and who acknowledged that he executed the within instrument for the purposes therein contained.

My Commission Expires:. 10/10/09

, Notary Public.

~~Witness my hand and official seal this 31st day of January, 2006.~~

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

~~Notary Public~~

My ~~Commission Expires:~~

260100327