Davidson County DEEDWARR
Recvd: 03/29/06 14:40 2 pgs
Fees:13.00 Taxes:258.63
20060329-0035774

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
123 Fifth Ave. North
Franklin, TN 37064

Map & Parcel: 61-11-255

Send Tax Statements To:	Name/Address New Owner:	Name of Mortgagee:
M/M Larry S. Putnam	M/M Larry S. Putnam	RESMAE MORTGAGE CORP.
1133 McAlpine Avenue	1133 McAlpine Avenue	
Nashville, TN 37216	Nashville, TN 37216	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **LEE EDWARD COLEY**, have bargained and sold and by these presents do transfer and convey unto **LARRY S. PUTNAM**, their heirs and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being parts of Lot Nos. 7 and 9 on the Plan of Kennedy and Graves' Subdivision of Monte Vista, as of record in Book 421, page 143, Register's Office for said County, known as Tract 4 on the Plan of the Re-Subdivision of said Lots Nos. 7 and 9, not of record, described according to a survey made by H. R. Swann, Jr., Surveyor, June 20, 1953, as follows:

Beginning on the northerly margin of McAlpine, formerly Alpine Avenue, 110 feet east of the line between Lots Nos. 5 and 7, being the southeast corner of the property conveyed to Henry S. Baker and wife, by deed from R. E. Ellis and wife, of record in Book 1579, page 147, said Register's Office; thence with said Baker's easterly line of the property conveyed to Landon C. Hicks, Jr., and wife, by deed from R. E. Ellis and wife, of record in Book 1493, page 440, said Register's Office; thence with said Hicks' easterly line and with a fence, northwardly 194.1 feet to an iron pin in a fence line, Hicks' northeast corner; thence eastwardly, with said fence line, 176.2 feet to an iron pin at the corner of Lots Nos. 9 and 11; thence with the line between two lots, southwardly 90 feet to an iron pin; thence westwardly 164.2 feet to an iron pin, being the northwest corner of Tract No. 5; thence with the westerly line of said tract southwardly 90 feet to an iron pin; the southwest corner of said Tract No. 5; thence eastwardly 60 feet to an iron pin; thence southwardly 190 feet, more or less, to the northerly margin of said McAlpine Avenue; thence with the same westwardly 12 feet to the beginning.

Being the same property conveyed to Lee Edward Coley, by deed from Orbon L. Gilbert and wife, Dorothy L. Gilbert, of record in Book 4558, page 318, dated November 30, 1971, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND I DO COVENANT with the said Grantees, their heirs and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. **2006 Davidson County property taxes are a lien but are not yet due and payable.**
2. **All matters as shown on the Plan of record in Plat Book 421, page 143. Register's Office for Davidson County, Tennessee.**
3. **Agreement for Dedication of Easement for Santiary Sewer and/or Storm Drainage of record in Book 4277, page 92, Register's Office for Davidson County, Tennessee.**

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this the 8th day of March, 2006.

Lee Edward Coley
LEE EDWARD COLEY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **LEE EDWARD COLEY**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, on this 8th day of March, 2006.

My Commission Expires:
3-13-06

MICHELLE WHITE
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

Michelle White
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of **$69,900.00.**

Affiant

Sworn to and subscribed before me on this 8th day of March, 2006.

My Commission Expires:
3-13-06

MICHELLE WHITE
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

Michelle White
Notary Public