State of Tennessee
County of Rutherford

This actual consideration or value – whichever is greater- is $168,200.00.

Amanda Haneline
Affiant

Subscribed and sworn before me this 22nd day of March, 2006.

Notary Public

My Commission Expires: 3-20-10

Davidson County DEEDWARR
Recvd: 04/03/06 08:26 2 pgs
Fees:13.00 Taxes:622.34
20060403-0037031

WARRANTY DEED

This Instrument was prepared by:
Service Escrow & Title, Inc.
6001 Jackson Square Blvd. #700
Lavergne, Tennessee 37086

Jennifer R. Pierce
Notary Public At Large
Davidson County, Tennessee
My Commission Expires 3-20-10

Address of New Owner(s)
Martez L. Coleman
5140 Singing Hills Drive
Antioch, TN 37013

Improved Property known as:
5140 Singing Hills Drive
Antioch, TN 37013

Send tax bills to:
Wells Fargo Bank
P.O. Box 17377
Denver, CO 80217-3777

Map 176-1-A, Parcel 14

For and in consideration of the sum of Ten Dollars, Cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

MELAD SMITH, III AND WIFE, SHONDA SMITH

Hereinafter called the Grantors(s), have this day bargained and sold, and by these presents do hereby transfer and convey unto

MARTEZ L. COLEMAN AND WIFE, LATASHIA S. COLEMAN

Hereinafter called the Grantee(s) their successors and assigns, a certain parcel of land together with all tenements, hereditaments and appurtenances thereto located in **Davidson** County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 14 on the plan of the Estates of Hickory Woods, of record in Plat Book 20010412-0036163, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Melad Smith, III, by Deed from Mel Martinez, Secretary of Housing and Urban Development, dated 07/22/2003 of record in Instrument No. 20030728-0105150, Register's Office for Davidson County, Tennessee.

Subject to any and all matters including but not limited to notes, easements, building setback lines, restrictions, and/or certifications as contained on the Plat of said Subdivision of record in Plat Book 200104120036163, page , Register's Office for said County.

Subject to Covenants, Conditions, and Restrictions contained in Instrument Number 200108140087812, Register's Office for said County.

Subject to Charter of Hickory Woods Homeowners Association, Inc., in Instrument No. 200108090085970, Register's Office for Davidson County, Tennessee.

Subject to all Storm Water Detention Agreement of record in Instrument No. 200102080012477, Register's Office for Davidson County, Tennessee.

Subject to all Easements to Metropolitan Government of Nashville of record in Book 8169, pages 564, 571, 579, 588, said Register's Office for Davidson County, Tennessee.

Subject to All Transmission Line Easement of record in Book 9632, page 973, Registers Office for Davidson County, Tennessee.

Subject to any easement and/or restriction of record in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estates, title and interest thereto belonging to the said Grantee(s), their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 GRANTEE(S), their successors, heirs and assigns against the lawful claims o fall persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Executed this 22nd day of March 2006.

Melad Smith III by Rose Fetter as attorney in fact — Shonda Smith by Rose Fetter as attorney in fact

Melad Smith, III by Rose Fetter As Attorney in Fact — **Shonda Smith by Rose Fetter as Attorney in Fact**

State of Tennessee

County of Rutherford

On this 22nd day of **March, 2006,** personally appeared **Rose Fetter** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Melad Smith, III and Shonda Smith**, as his/her attorney in fact and acknowledged that he/she executed the same as the free act and deed of the said **Melad Smith, III and Shonda Smith.**

See Power of Attorney of record in **Instrument Number** 20060403-0037030 Register's Office for **Davidson** County, Tennessee.

Notary Public

My Commission expires: 3-20-10

Jennifer R. Pierce
Notary Public At Large
Davidson County, Tennessee