THIS INSTRUMENT PREPARED BY:
Smith-Pitts, PLC
5210 Maryland Way, Suite 201
Brentwood, Tennessee 37027

RETURN TO:
Buyers Title & Escrow, LLC
5210 Maryland Way, Suite 201
Brentwood, TN 37027
615-370-5154

Davidson County DEEDWARR
Recvd: 05/02/06 08:46 2 pgs
Fees:13.00 Taxes:333.00
20060502-0050114

Address New Owners:
Mary Coleman
500 Paragon Mills Road, Unit E-5
Nashville, TN 37211

Send Tax Bills To:
NEW OWNER

Map-Parcel Nos.
133-11-0A-031.00

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $89,999.00.

Mary Coleman
Affiant

Subscribed and sworn to before me this 26th day of April, 2006

Notary Public
My Commission Expires: 11/22/08

DARRIS BILLINGSLEY NOTARY PUBLIC DAVIDSON COUNTY, TENN. AT LARGE

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Max A. Hutchinson, unmarried** (herein called the **GRANTOR**), has this day bargained and sold, and by these presents does transfer and convey unto **Mary Coleman, unmarried**(herein called the **GRANTEE**), all of the **GRANTOR'S** right, title and interest in and to that certain tract or parcel of real property located in the City of Nashville, Davidson County, State of Tennessee, described as:

Land being in Davidson County Tennessee, being Unit No. E-5 of Canterbury Hall Condominiums, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated and as established by a Master Deed, of record in Book 5440, Page 255, as amended in Book 5441, Page 819, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of Canterbury Hall Condominiums, as of record in Book 5200, Page 159, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Max A. Hutchinson, unmarried, by Quitclaim Deed, from Max a Hutchinson, unmarried and Annette M. Barkley, unmarried, dated 01-11-06 of record in Instrument Number 20060111-0004446, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Max A. Hutchinson, married and Annette M. Barkley, married, by Quitclaim Deed, dated November 18, 2005, from Max A. Hutchinson, unmarried, of record in Instrument Number 20051128-0142408, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Max A. Hutchinson, a married man, by Warranty Deed, dated January 12, 1996, from Josephine Denny McKinney, unmarried, of record in Book 9917, Page 987, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to property taxes for the year 2006 which have been prorated and assumed by Grantee herein and to any and all easements, covenants, conditions and/or restrictions of record including but not limited to: Taxes for the year 2006 and following, a lien not yet due and payable. Subject to Master Deed and By-Laws of record in Book 5440, Page 255, as amended in Book

5441, page 819 and Book 5865, Page 101, Register's Office for Davidson County, Tennessee. All matters as set forth per Plat of record in Book 5200, Page 159, Register's Office for Davidson County, Tennessee. Subject to Charter of the Homeowner's Association of record in Book 5446, Page 152, Register's Office for Davidson County, Tennessee.

THIS IS **IMPROVED** PROPERTY KNOWN AS 500 Paragon Mills Road, Unit E-5, Nashville, TN 37211

TO HAVE AND TO HOLD the said real property, together with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE**, its successors and assigns forever. **GRANTOR** does covenant that it is lawfully seized and possessed of said real property, in fee simple, has good right to convey said real property, and that the same is unencumbered, except as set forth herein.

GRANTOR further covenants and binds itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to the said real property to said **GRANTEE**, its successors and assigns, against the lawful claims of all other persons whomsoever, except for any such claims arising out of or in connection with the matters set forth herein

IN WITNESS WHEREOF, **GRANTOR** has executed this Warranty Deed on this 26th day of April, 2006.

Max A. Hutchinson

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the County and State first above written, personally appeared Max A. Hutchinson and acknowledged the due execution of the foregoing instrument as his/her/their free act and deed.

Witness my hand and official seal, this the 26th day of April, 2006.

Notary Public

DARRIS BILLINGSLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 11/22/08

(SEAL)