WILLIAM B. GREGORY STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$93,000.00.** Affiant Subscribed and sworn to before me this the 17th day of July, 2006. Notary Public My commission expires: 3-30-2010 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Liberty Escrow, Inc.
615 Main Street P.O. Box 60429, Nashville, TN 37206

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Ronald L. Coons	**ABN AMRO Mortgage Group, Inc.**	
1602 Lillian Street	**P.O. Box 57068**	**Map 083 13 0**
Nashville, Tennessee 37206	**Irvine, CA 92619-7068**	**Parcel 455.00**

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 ACKNOWLEDGE, WE,

John W. Carlton and wife, Charlet Sue Carlton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ronald L. Coons

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. 328, on the Map of Edgefield Land Company's Second Addition to Nashville, of record in Book 57, page 152, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description thereof. This is the same description as in the previous instrument of record.

BEING the same property conveyed to John W. Carlton and wife, Charlet Sue Carlton, by Quitclaim Deed from John W. Carlton and Charlet Brown, by instrument executed May 4, 2004, of record as Inst. No. 20040513-0056183, the property having been acquired by deed to John W. Carlton and Charlet Brown, from Juanita Bratcher, joined therein by her husband, L. Hollis Bratcher, by instrument executed January 3, 2000, which is of record as Inst. No. 20000104-0001008, all of record in the Register's Office for Davidson County, Tennessee. Charlet Sue Carlton and Charlet Brown is one and the same person.

THIS conveyance is subject to any and all matters as shown on the Map of Edgefield Land Company's Second Addition to Nashville, of record in Book 57, page 152, Register's Office, Davidson County, Tennessee; and, to restrictions, declarations, dedications, agreements memorandums, assessments, covenants, conditions, and/or easements of record against said property which are of record in said Register's Office.

This is improved property known as **1602 Lillian Street, Nashville, Tennessee 37206**

Davidson County DEEDWARR
Recvd: 07/25/06 15:57 2 pgs
Fees:13.00 Taxes:347.06
20060725-0089723

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 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 convenant 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/our hand(s) this 17th day of July, 2006.

John W. Carlton

Charlet Sue Carlton

Charlet Sue Carlton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **John W. Carlton and wife, Charlet Sue Carlton,** the within named bargainor, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **17th** day of **July, 2006.**

Patsi B. Gregory

Notary Public

My Commission Expires: 5-23-2010

