Gullett
3+B

Davidson County DEEDWARR
Recvd: 07/31/06 13:02 2 pgs
Fees:13.00 Taxes:576.46

20060731-0092354

Box 44

THIS INSTRUMENT PREPARED BY:
George V. Crawford, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
315 Deaderick Street, Suite 1100
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $155,800.00.

Affiant

Subscribed and sworn to before me this 28th day of July, 2006.

Notary Public

My Commission Expires: 3/31/2007

GEORGE V. CRAWFORD III NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

Address New Owner As Follows:
Christine T. Coleman and husband,
Benjamin Jeffrey Coleman
8207 Sawyer Brown Road, #M-5
Nashville, TN 37221

Send Tax Bills To:
Bank of America, N.A.
2059 Northlake Parkway
Tucker, GA 30085

Map-Parcel Number:

142 01 A 085.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **GALE M. WILSON, unmarried,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **CHRISTINE T. COLEMAN AND HUSBAND, BENJAMIN JEFFREY COLEMAN**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being a part of the Plan of River Plantation, Section One, Condominium Apartments, of record in Book 4460, page 59, Register's Office for Davidson County, Tennessee, the part hereby described being:

Unit No. M-5 on said Plan together with the Carport designated No. M-5-C, as shown in and described by the Master Deed establishing a Horizontal Property Regime with respect to River Plantation, Section One, Condominium.

Being the same property conveyed to Gale M. Wilson by deed from Margaret Harrell, unmarried, of record in Book 8993, page 95, Register's Office for Davidson County, Tennessee.
This conveyance is made subject to:

1. 2006 taxes, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Master Deed creating a Horizontal Property Regime of record in Book 4562, page 474, as amended as Instrument No. 20051020—0126564, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 4460, page 59, Register's Office for said County.

4. Rights of others in and to the common elements.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This is improved property known as 8207 Sawyer Brown Road, #M-5, Nashville, TN 37221.

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 we covenant with 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 28th day of July, 2006.

Gale M. Wilson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GALE M. WILSON, UNMARRIED**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28th day of July, 2006.

Notary Public

My Commission Expires: 3/31/2007

GEORGE V. CRAWFORD III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.