WARRANTY DEED

B-SFG-06-1122

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF July, 2006.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

SHAUNA DANIELS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

MY COMMISSION EXPIRES: November 23, 2008

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brice E. Coleman	Brice E. Coleman	
1122 North 7th Street	(NAME) 1122 North 7th Street	82-4-40
(ADDRESS) Nashville, TN 37207	(ADDRESS) Nashville, TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 considerations, the receipt of which is hereby acknowledged, we DEERPARK CIRCLE, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BRICE E. COLEMAN AND WIFE, TESA K. COLEMAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING LOT NO. 205 AND THE NORTHERLY 13 FEET OF LOT NO. 206 ON THE PLAN OF OAKWOOD PARK, OF RECORD IN BOOK 421, PAGE 12, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT NO. 205 AND PART OF LOT NO. 206 FRONT TOGETHER 44 FEET ON THE WESTERLY SIDE OF NORTH 7TH STREET AND RUN BACK BETWEEN PARALLEL LINES 165 FEET TO AN ALLEY.

BEING PART OF THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM BETSY MILLER TO DEERPARK CIRCLE, LLC AS RECORDED ON THE 13TH DAY OF AUGUST, 2002 IN INSTRUMENT NO. 20020813-0097809 AND THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM LELAND D. WATTS TO BETSY BASS MILLER AS RECORDED ON THE 1ST DAY OF APRIL, 1996 IN BOOK 9998, PAGE 606, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.
This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1122 North 7th Street, Nashville, Tennessee 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 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 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 31st day of July, 2006.

Deerpark Circle, LLC

By: _____

Title: Chief Manager

Davidson County DEEDWARR
Recvd: 08/17/06 11:34 2 pgs
Fees:13.00 Taxes:370.00

20060817-0101545

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF Tennessee
COUNTY OF Davidson

On this the 31st day of July, 2006, before me personally appeared Robert Bond Miller, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Chief Manager of Deerpark Circle, LLC, the within named bargainor, a limited liability company, and that he/she as such Chief Manager executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 31st day of July, 2006.

Notary Public

My Commission Expires:



RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903