THIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC
51 Century Boulevard, Suite 308
Nashville, TN 37214

SEND TAX BILLS TO:
ABN AMRO Mtg Group
2600 W. Big Beaver Rd
Troy, MI 48084

MAP PARCEL NUMBERS
Map & Parcel No: 85-11-36.00

Davidson County DEEDWARR
Recvd: 09/27/06 11:28 2 pg
Fees:13.00 Taxes:610.50
20060927-0119505

WARRANTY DEED

THIS INDENTURE, made and entered into this 20th day of September, **2006**, by and between **Thomas M. Coon and Caroline Coon, husband and wife**, party of the first part, and **Jason Cary and Angela Cary, husband and wife**, party of the second part,

WITNESSETH: That for and in consideration of **$165,000.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville County of Davidson, State of Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 109, on the plan of Stanford Country Club Estates, Section III, of record in Book 2900, Page 67, amended in Book 3101, Page 629; and Book 3131, Page 148, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Thomas M. Cole and wife, Caroline Coon by deed from Ruth E. Tanner, unmarried, of record in Book/Instrument No.199912160303992 Register's Office, Davidson County, Tennessee, dated 12/14/99 and recorded 12/16/99.

The above referenced property is also known as 222 Danyacrest, Nashville, TN 37214.

THIS CONVEYANCE IS SUBJECT TO taxes for the current year which have been prorated and assumed by the Grantee(s); any and all matters appearing of record in Book 2900, Page 67, amended in Book 3101, Page 629; and Book 3131, Page 148; any and all zoning regulations, setback lines, building restrictions, easements, charters, by-laws, master deeds, right of ways, etc. all of record in the Register's Office for said County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Thomas Coon
Thomas M. Coon

Caroline Coon
Caroline Coon

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STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Thomas M. Coon and Caroline Coon, husband and wife** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 20th day of September, 2006.

My commission expires 2/27/10

Christy D Landrum
Notary Public

CHRISTY D. LANDRUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$165,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Sammy R Pulloway
Affiant

Subscribed and sworn to before me this 20th day of September, 2006

Christy D. Landrum
Notary Public
My Commission Expires: 2/27/10

CHRISTY D. LANDRUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

PROPERTY ADDRESS:
222 Danyacrest Drive
Nashville, TN 37214

Name and Address of New Owner:
Same as address above
Cary and Angela Cary